



17 Rogers Street, Emerald

INVESTMENT OPPORTUNITY - AVAILABLE NOW

Looking for a solid investment with great returns?
This spacious family home is perfectly positioned in one of Emerald's most sought-after locations - Mayfair Estate. Ideally situated close to local shops, the tavern, restaurant, and playgrounds, this property offers both lifestyle appeal and strong rental potential.

Property Features:

- 4 generous bedrooms with built-in robes
- Ensuite to the main bedroom
- Separate lounge area
- Open-plan kitchen, dining, and family room
- Air conditioning to the main bedroom and living area
- Ceiling fans throughout
- Internal Laundry
- Double lock-up garage
- Fully fenced 900sqm allotment
- Built in 2006
- Rates Notice \$4,027.22 p/a (Excluding Water Usage)
- Rental Appraisal Upon Request.

Rental Information:

- Lease end 22/04/2026

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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FOR SALE
OFFERS ABOVE \$529,000

AGENTS

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AGENCY

LJ Hooker Emerald
(07) 4987 5355



- Weekly rental income \$500.00
- Last Rental Increase 22/04/2025

With quality long-term tenants in place, this property presents a fantastic low-maintenance investment option in a high-demand area. Contact LJ Hooker Emerald today to arrange your private inspection or request further investment details!

Disclaimer we have in preparing this advertisement used our best endeavors to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Interested parties should make their own enquiries to verify the information contained in this advertisement.

MORE DETAILS

Property ID	WBGFJ0
Property Type	House
Including	Ensuite
	Air Conditioning
	Dishwasher
	Outdoor Entertaining
	Workshop
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage

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