



22 Scenic Drive, Emerald

## Investment Opportunity - Modern Home in Riverview Estate

Located on the sought-after Southside of town in the new Riverview Estate, this low-maintenance modern home offers immediate rental appeal and long-term capital growth potential. Positioned in a high-demand area, it's the ideal set-and-forget investment with features tenants love and a layout designed for easy care. With strong tenant demand in this location and a modern build that requires little ongoing maintenance, this is the perfect addition to your investment portfolio.

Features include:

- 4 bedrooms with built-in robes
- Ensuite to the main bedroom
- Spacious open-plan living area
- Split system air-conditioning in living room & Main bedroom.
- Ceiling fans throughout
- Well-appointed kitchen with dishwasher
- Undercover entertainment area
- Large fenced and turfed yard - minimal upkeep required
- Double garage with remote access
- Built in 2010

Rental Information:

- Lease End 19/01/2026

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 \$475,000

**AGENTS**

Brenda Logovik  
0418 711 507  
blogovik.emerald@ljhooker.com.au

**AGENCY**

LJ Hooker Emerald  
(07) 4987 5355

LJ Hooker

- Weekly Income \$560.00
- Last Rental increase 18/01/2025

This home won't last long so call LJ Hooker Emerald today to arrange your viewing!

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

## MORE DETAILS

Property ID	W8DFJ0
Property Type	House
House Size	131 m2
Land Area	800 m2
Including	Ensuite Study Air Conditioning Toilets (2) Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage

### Brenda Logovik 0418 711 507

Principal | Licensee | Sales Specialist |  
blogovik.emerald@ljhooker.com.au

### LJ Hooker Emerald (07) 4987 5355

25 Hospital Road, EMERALD QLD 4720  
emerald.ljhooker.com.au | emerald@ljhooker.com.au

