



## Emerald, 26 Cook Close

PERFECT LOCATION - \$650 WEEKLY INCOME - SELF CONTAINED GRANNY FLAT

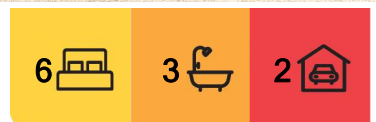
Come and inspect this beautiful home today, located on the northside of town this property boasts comfortable living space with 4 bedrooms to the House and a 2 bedroom granny flat to the backyard! Fully split air conditioned with colourbond fencing this property is not one to miss out on!

Property Features:

- \* 4 Bedrooms
- \* Built-in cupboard to all bedrooms
- \* Ensuite to the master bedroom
- \* Open plan living area
- \* Spacious kitchen with plenty cupboard space
- \* Large living area
- \* Separate sitting area/second living area



**Disclaimer:** 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.



**For Sale**  
OFFER ABOVE \$539,000

**View**  
[ljhooker.com.au/VXRFJ0](http://ljhooker.com.au/VXRFJ0)

**Contact**  
**Brenda Logovik**  
0418 711 507  
[blogovik.emerald@ljhooker.com.au](mailto:blogovik.emerald@ljhooker.com.au)

**LJ Hooker Emerald**  
**(07) 4987 5355**

- \* Large office room / Kids play room
- \* Internal Laundry
- \* 2 Bay Garage with Internal access into the house (Remote Access)
- \* Split System A/C

#### Self Contained Granny Flat Property Features

- \* 2 Bedrooms
- \* Built-in Cupboards
- \* Bathroom
- \* Kitchenette
- \* Large family room
- \* Split system air conditioning throughout
- \* Ceiling Fans
- \* Storage cupboard

#### Rental income

- \* \$650 Per Week
- \* Lease in place until 10/03/25
- \* Last rent increase was 10/09/24
- \* Next rent increase from 11/09/24
  
- \* Built in 2010

Contact us today to arrange an inspection though the property (please note 24hr notice must be required for entry with the tenant)

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

## More About this Property

<b>Property ID</b>	VXRFJ0
<b>Property Type</b>	House
<b>House Size</b>	167 m <sup>2</sup>
<b>Land Area</b>	1328 m <sup>2</sup>
<b>Including</b>	Ensuite Air Conditioning Toilets (3) Deck Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage Granny Flat Ensuite Office

**Brenda Logovik 0418 711 507**

Principal | Licensee | Sales Specialist | [blogovik.emerald@ljhooker.com.au](mailto:blogovik.emerald@ljhooker.com.au)

**LJ Hooker Emerald (07) 4987 5355**

25 Hospital Road, EMERALD QLD 4720

[emerald.ljhooker.com.au](http://emerald.ljhooker.com.au) | [emerald@ljhooker.com.au](mailto:emerald@ljhooker.com.au)



**LJ Hooker**

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