

Emerald, 33 Diamond Avenue

PRIME INVESTMENT OPPORTUNITY

Calling all investors? Whether you're a first-time investor or looking to add to your portfolio, this property is sure to impress. Looking for a new investment property with high returns. This delightful 3-bedroom, 2-bathroom house is set on a generous 725 sqm block, located close to local schools, shops parks and the Emerald Racecourse.

Key Features:

- * 3 Bedrooms all with built in cupboards.
- * Ensuite to the master bedroom
- * Main bathroom with separate bathtub
- * Galley Style Kitchen
- * Open plan kitchen and dining area
- * Private living area
- * Split system air conditioning to the living area
- * Fully fenced backyard, with a garden shed.



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For Sale
\$355,000 - Offers Above

View
ljhooker.com.au/W01FJ0

Contact
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LJ Hooker Emerald
(07) 4987 5355

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.

- * Internal laundry
- * Single undercover carport.

Rental Information:

- * Current Rental Income \$430.00 Per Week
- * Lease in place till 14 September 2025
- * Next rental increase from 16 September 2025

Important Information:

Half Yearly Council Rates: APPROX \$1,680
 Most Recent Water Notice: APPROX \$350

Contact us today to arrange a viewing and experience all that 33 Diamond Avenue has to offer!

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 About this Property

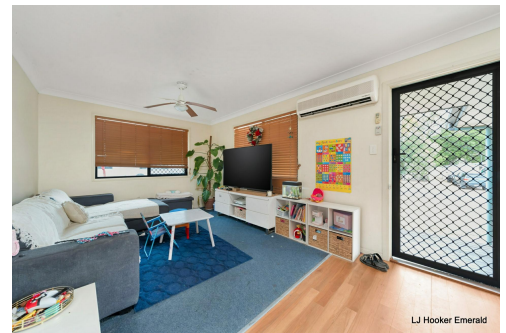
Property ID	W01FJ0
Property Type	House
House Size	112 m2
Land Area	725 m2
Including	Air Conditioning Toilets (1) Deck Built-in-Robes Fully Fenced Ensuite Garden Shed

Brenda Logovik 0418 711 507

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

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