



4 Sharlyn Crescent, Emerald

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## 4-Bedroom Home with Income - Ideal Investment

Located on the south side of town, this modern 4-bedroom home presents a fantastic investment opportunity with a tenant already in place. Set on a generous 1,013sqm allotment, the property features a large high-clearance powered shed, double carport, and a covered outdoor entertaining area - perfect for families or tenants who enjoy space.

**FOR SALE**

Please Call

**AGENTS**

Brenda Logovik

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**AGENCY**

LJ Hooker Emerald

(07) 4987 5355

Property Features:

- 4 bedrooms, including master with ensuite and walk-in robe
- Separate lounge and open plan living/dining area
- Large kitchen with ample bench space and storage
- Main bathroom with separate shower and bathtub
- Split system air conditioning to main bedroom and living areas
- Spacious covered outdoor entertainment area
- 9m x 6m high clearance powered shed
- 3m x 3m garden shed
- Double carport
- Colourbond privacy fencing
- Generous 1,013sqm allotment
- Rates Notice: \$3,999.28 p/a Approx.
- Water Notice: \$866.00 p/a Approx.

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.

 **LJ Hooker**

- Property Built in 1994

Rental Information:

- Lease start 06/12/2025
- Lease end 06/12/2026
- Rental Income \$650.00 p/w
- Last rental increase 06/12/2024

This is a rare opportunity for investors to secure a well-presented property with strong rental appeal and excellent shedding on a large block. Private inspections are welcome - contact us 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 advertisement.

**MORE DETAILS**

Property ID	WGSFJ0
Property Type	House
House Size	132 m2
Land Area	1013 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Outdoor Entertaining
	Workshop
	Built-in-Robes
	Secure Parking
	Fully Fenced

**Brenda Logovik 0418 711 507**

Principal | Licensee | Sales Specialist |  
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