



## Emerald, 43 Bridgeman Street

**\*\*For Sale: Charming Family Home in Emerald - 43 Bridgeman Street\*\***

Welcome to your dream Investment Property!

Nestled in the heart of Emerald, this stunning 4-bedroom home at 43 Bridgeman Street offers the perfect investment property with comfort, style, and space for a family to thrive. Set on a generous 846 sqm block, built in 1994 this property is ideal for those seeking a home with room to grow.

- \* Rental income \$470 Per week
- \* Lease in place till 12 May 2025
- \* Last rental increase was on 12 May 2024
- \* Next rental review will be on the 13 May 2025

Property Features:

- \* Spacious Bedrooms: Enjoy four well-appointed bedrooms, providing plenty of space for



**For Sale**  
OFFER ABOVE \$419,000

**View**  
[ljhooker.com.au/VUSFJ0](http://ljhooker.com.au/VUSFJ0)

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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.

family and guests & built-in cupboards to all the bedrooms .

\* The master bedroom features a private ensuite for added convenience.

\* Open-Plan Living: The heart of the home boasts a spacious living area that seamlessly connects to the dining and kitchen spaces, perfect for entertaining or family gatherings.

\* Internal Laundry

\* Outdoor Entertaining: Step outside to a generous backyard, ideal for children to play, pets to roam, or for hosting weekend bbq with friends and family.

\* Carport Spaces: The property includes two carport spaces, providing secure parking and easy access to your home.

This property is a rare find in Emerald and is ready for you to make it your own, 43 Bridgeman Street has everything you need and more.

Don't miss out on this incredible opportunity!

Contact us today to arrange a viewing and take the first step towards making this house your home.

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

<b>Property ID</b>	VUSFJ0
<b>Property Type</b>	House
<b>House Size</b>	174 m <sup>2</sup>
<b>Land Area</b>	846 m <sup>2</sup>
<b>Including</b>	Ensuite Air Conditioning Toilets (2) Built-in-Robes Secure Parking Fully Fenced Ceiling Fans Ensuite

**Brenda Logovik 0418 711 507**

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