



5 Kaitlyn Place, Emerald

## The Perfect Start or Smart Investment Opportunity

Whether you're a first home buyer, downsizer, or savvy investor, this well-maintained property offers comfort, practicality, and excellent value in a convenient location. Designed for easy living, the home features a functional layout with generous indoor and outdoor spaces, making it ideal for a small family or couple looking to settle into a relaxed lifestyle.

### Property Features:

- 3 well-sized bedrooms with built-in robes
- Spacious lounge area perfect for relaxing
- Combined kitchen and dining with great functionality
- Split system air conditioning to the main bedroom and living area
- Outdoor entertaining area flowing from the dining space
- Fully fenced yard - ideal for children and pets
- Garden shed for extra storage
- Internal Laundry
- Single lock-up garage
- Evaporative cooling system is not operational
- Rates Notice \$3,747.82 p/a Approx.
- Built in 2003

### Rental Information:

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 \$449,000

**VIEW**  
By Appointment

**AGENTS**  
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**AGENCY**  
LJ Hooker Emerald  
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- 12 Month Lease
- Lease end 13/11/2026
- Rental Income \$495.00 p/w
- Last Increase 25/10/2024

Set on a low-maintenance block, this home provides a fantastic opportunity to move in after the lease has expired or add to your investment portfolio. Don't miss your chance to secure this affordable and appealing property.

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	WJQFJ0
Property Type	House
House Size	96 m2
Land Area	600 m2
Including	Air Conditioning Toilets (2) Outdoor Entertaining Workshop Built-in-Robes Secure Parking Fully Fenced Remote Garage

### Brenda Logovik 0418 711 507

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