



9 Sewell Street, Emerald

Spacious 4-Bedroom Brick Home with Shed - Currently Tenanted!

Perfectly positioned in a quiet, family-friendly neighborhood, this well-presented brick home offers everything you need for relaxed, low-maintenance living - with the bonus of a powered shed for extra versatility.

Features include:

- 4 bedrooms, master with Ensuite and walk-in robe
- Ducted air conditioning & ceiling fans throughout
- Open-plan living and dining
- Separate media room
- Double lock-up garage with internal access
- Internal laundry
- Undercover entertainment area
- Fully fenced allotment with side access
- Bonus: Powered shed - ideal for storage, a home gym, or workshop
- Built in 2013.
- Rates Notice \$1,756.37 (Excluding water usage)

Rental Income

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 \$605,000

AGENTS

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AGENCY

LJ Hooker Emerald
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 **LJ Hooker**

- Lease end 26/05/2026.
- Rental Income \$690.00 p/w
- Last Rental income 30/05/2025

Currently tenanted, this home is packed with value and offers an excellent opportunity for both homeowners and investors.

Contact LJ Hooker Emerald today to arrange your inspection - homes like this don't last long!

Disclaimer: We have, in preparing this advertisement, used our best endeavours to ensure the information contained herein is true and accurate. However, we accept no responsibility and disclaim all liability for any errors, omissions, inaccuracies, or misstatements. Interested parties are encouraged to make their own enquiries to verify the information contained in this advertisement.

MORE DETAILS

Property ID	W9RFJ0
Property Type	House
House Size	153 m2
Land Area	700 m2
Including	Study Air Conditioning Evaporative Cooling Gym Dishwasher Outdoor Entertaining Workshop Built-in-Robes Secure Parking Fully Fenced Remote Garage

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