



48/6 Sullivan Street, Emerald

Set & Forget Investment Opportunity

Located in a quiet, well-maintained complex, this low-maintenance 2-bedroom, 2-bathroom unit is an ideal addition to any investment portfolio. Currently leased on a 12-month tenancy, it offers immediate and secure rental income in Emerald's strong rental market.

Property Features:

- Two bedrooms, master with Ensuite
- Two bathrooms
- Open-plan living and dining
- Split-system air conditioning & ceiling fans
- Private undercover patio
- Single carport
- Modern Kitchen
- Internal Laundry
- Rates \$2,902.02 p/a Approx. (Excluding Water usage)
- Strata \$3,828.60 p/a Approx.

Rental Information

- 12 Month Lease
- Lease end 19/01/2027
- Last rental increase 28/05/2026
- Rental income \$350p/w (Will be increased to \$400p/w May 2026)

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 \$279,000

AGENTS

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AGENCY

LJ Hooker Emerald
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The unit features an open-plan kitchen, living, and dining area. The master bedroom includes an Ensuite, with split-system air conditioning and ceiling fans throughout for tenant comfort. A private undercover patio further enhances appeal. This unit won't last long so call LJ Hooker Emerald 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	WF4FJ0
Property Type	Unit
House Size	60 m2
Land Area	118 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Courtyard
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced

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