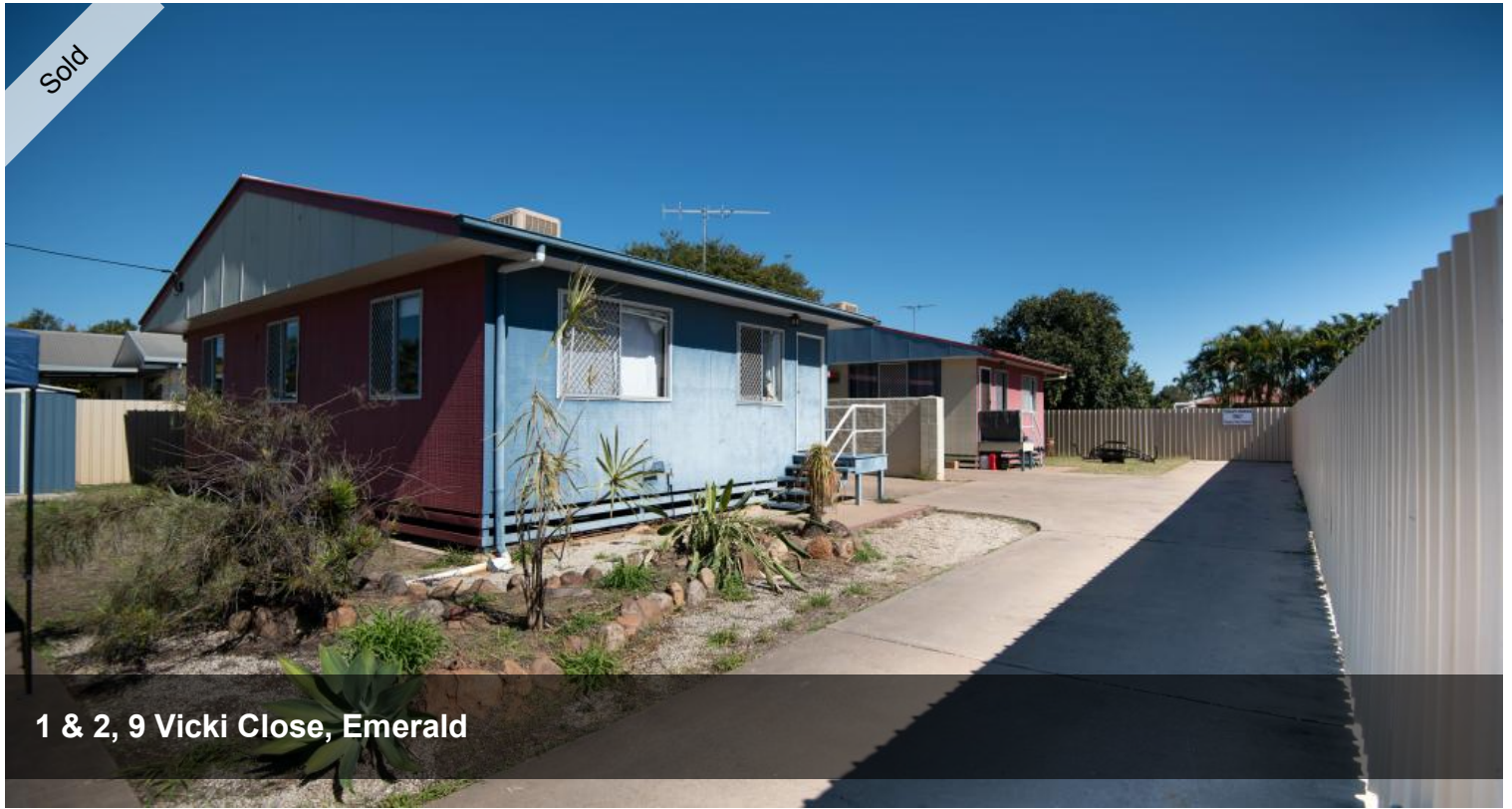


Sold



1 & 2, 9 Vicki Close, Emerald



## DUPLEX = DUAL INCOME!!

Why not take advantage of the high demand for rentals in the current market? By securing 2 x 3-bedroom standalone town houses on one title! This fantastic duplex opportunity has been ideally configured to make the most of dual living, making this dual income property the ideal addition to your rental portfolio. You do the math, with the property boasting an impressive rental return of \$700 per week.

Located on the North side of town in a tucked away position, whilst being conveniently close to the CBD, schools, and shops.

Property features include-

- Each duplex hosts 3 bedrooms, 1 bathroom and undercover parking
- Spacious open plan living area
- Low maintenance yard
- Air-conditioning, fans and security screens?
- Low over heads with the property being on one title
- Privately positioned on a 677 m2 allotment
- Convenient locale close to all desirable amenities, shopping and schooling
- Unit 1 is currently tenanted until 28th May 2025, at \$350 per week
- Unit 2 is currently rented until 20th February 2025, at \$350 per week
- Half yearly Rates notice of \$2,447.62

🚗 6 🚰 2 🚗 2 📏 677 m2

|                      |             |
|----------------------|-------------|
| <b>Price</b>         | SOLD        |
| <b>Property Type</b> | Residential |
| <b>Property ID</b>   | 10862       |
| <b>Land Area</b>     | 677 m2      |

### AGENT DETAILS

Rob McFarlane - 0438 792 968  
Selena Berry - 0448880040

### OFFICE DETAILS

Emerald  
34 Egerton St Emerald, QLD, 4720  
Australia  
0749875875



The Emerald property market is running hot, NOW is the time to buy!

Book your inspection today to ensure you do not miss out on this chance on securing this great investment opportunity.

For additional information or to arrange your inspection, please contact Rob McFarlane on 0438 792 968 or any of our friendly team at Blue Moon TK Property. We are here to provide you with the professional assistance required for the purchase of your next property.

We have in preparing this information used our best endeavours to ensure that the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained. Prospective purchasers should make their own inquiries to verify the information contained.

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