

Sold



Unit 2, 11 Newman Dr, Emerald



## IDEAL INVESTMENT OPPORTUNITY!

Contemporary and spacious, this well presented and cared for Duplex has a lot on offer. Relish in year-round comfort with split system air-conditioning and ceiling fans throughout. Proudly positioned within the desirable Mayfair Estate, with ease of access to all desirable amenities.

Features of this Modern Three-bedroom duplex include;

- Generously appointed kitchen has plenty of cupboard space, gas cooking and dishwasher
- Master suite complete with walk-in robe and ensuite to the main bedroom
- Spacious main bathroom including a separate shower and bath
- Split system air-conditioning and ceiling fans throughout
- Undercover patio with ceiling fan for year-round entertaining
- Private and fully fenced yard at the rear of the property
- Current tenanted at \$385 per week until 4th March 2025
- Half yearly Body Corporate fees \$1,343.67
- Half yearly rates \$1,159.05
- Half yearly water rates \$507.60

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

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**Price** SOLD for \$280,000  
**Property Type** Residential  
**Property ID** 10863

### AGENT DETAILS

Rob McFarlane - 0438 792 968  
Selena Berry - 0448880040

### OFFICE DETAILS

Emerald  
34 Egerton St Emerald, QLD, 4720  
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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.

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