

That's an error.

That's all we know.



















**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 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.

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any*

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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  
 Paris Hamblin - 1800 875 875

**OFFICE DETAILS**

Emerald  
 34 Egerton St Emerald, QLD, 4720  
 Australia  
 0749875875



*responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*