

## Unit 6/6 Sullivan St, Emerald, QLD 4720

Sold - 13/12/2021

Townhouse 2  2 



### TO LIVE IN OR INVEST!

Snap up a bargain with this ideal investment or place to live in, either way this 2-bedroom unit is perfect place to call home.

#### Features

- \* 2 x Bedrooms
- \* 2 x Bathrooms
- \* Open plan living
- \* Modern kitchen
- \* Single carport

#### Currently Rented

- \* Rent - \$250 per week - leased till 20 April 2022
- \* Rental Yield - 8.67 %
- \* Body Corp Fees (includes Admin & Sinking Funds) -\$761.40 per quarter
- \* Council Rates - \$1159.32 per half year (water charges extra, billed half yearly also)

Astute investment or perfect entry to the market

Disclaimer we have in preparing this advertisement used our best Endeavor's 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.

**Open for Inspection**

By Appointment.

#### Listed By

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