



## 22 Emperor Boulevard, BURDELL, QLD 4818

**\*UNDER CONTRACT\*** Fantastic Investment Opportunity - 22 Emperor Boulevard, Burdell - A Neat 4 Bed | 2 Bath | 2 Car Property in Desirable Suburb

**\*UNDER CONTRACT\*** Welcome to 22 Emperor Boulevard, a well-presented home located in the heart of Burdell, one of Townsville's most sought-after suburbs. This property offers a fantastic opportunity for investors seeking solid rental returns and long-term capital growth.

### Property Features

- \* 214sqm of living space on a 408sqm block
- \* 4 spacious bedrooms, 2 bathrooms
- \* 2-car remote garage
- \* Open-plan kitchen, lounge, and dining area
- \* Split-system air conditioning and ceiling fans throughout
- \* Tidy backyard

**TYPE:** For Sale

**INTERNET ID:** 300P184083

### SALE DETAILS

**Offers Over \$635,000**

### CONTACT DETAILS

**Stephen Lane**  
0488022067

\* Located near playgrounds, shopping centres, Bushland Beach Pub, Northshore Tavern, and the beach

#### Key Details

- \* Council rates: Approx. \$2,243 per half year
- \* Currently tenanted at \$460/week until 25 October 2025
- \* New 12-month lease commencing thereafter at \$520/week
- \* Bond: \$1,720

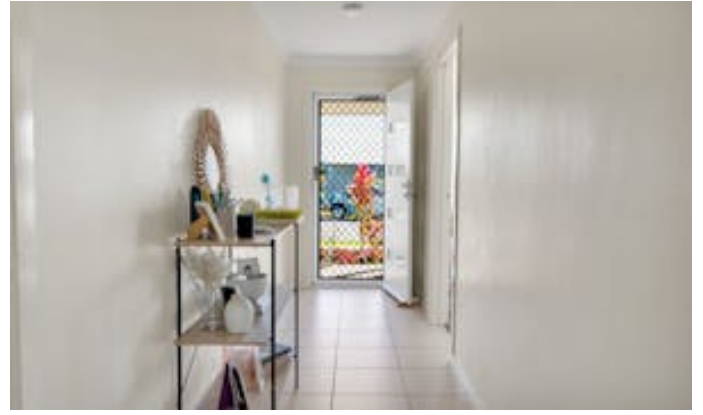
Why You'll Love It This property delivers a solid rental yield and is positioned for future growth. Burdell/North Shore is highly desirable for renters due to its proximity to schools, industrial hubs, and the ring road-providing quick access to the Hospital, Army Barracks, and James Cook University.

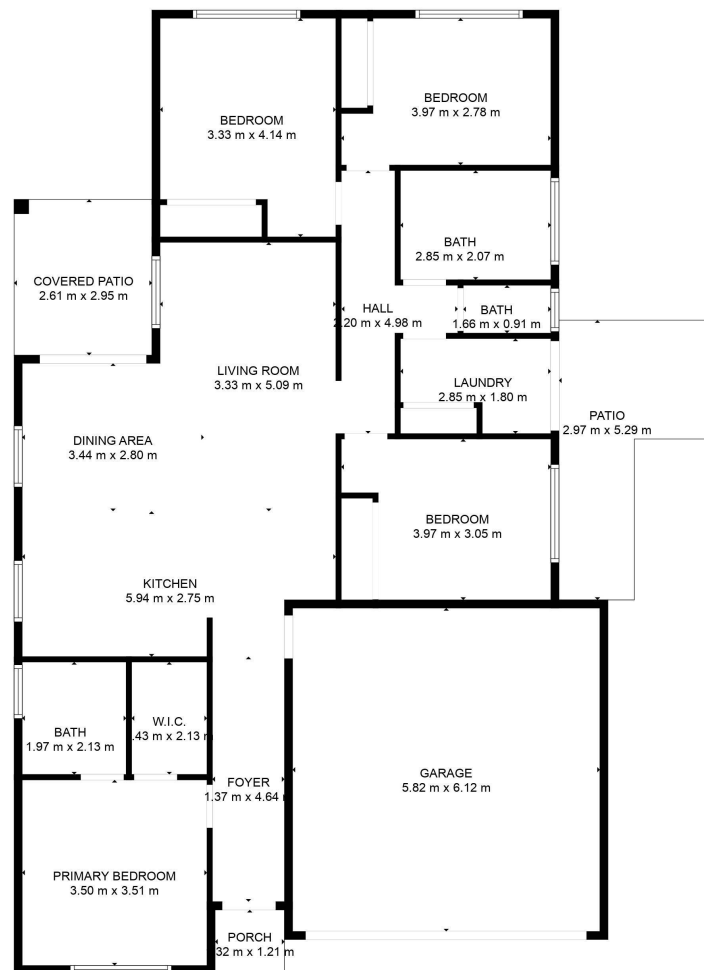
Whether you're expanding your portfolio or entering the market, 22 Emperor Boulevard is a smart investment in a thriving location.

- Land Area 408.00 square metres
- Building Area: 214.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage









**TOTAL: 126 m<sup>2</sup>**  
 FLOOR 1: 126 m<sup>2</sup>  
 EXCLUDED AREAS: PATIO: 11 m<sup>2</sup>, COVERED PATIO: 8 m<sup>2</sup>, PORCH: 2 m<sup>2</sup>,  
 GARAGE: 36 m<sup>2</sup>  
 WALLS: 9 m<sup>2</sup>

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.