



## 1/39 Campbell Street, EMERALD, QLD 4720

### DOUBLE STORY BRICK BEAUTY !!

Perfectly positioned within walking distance of the town centre, this 3-bedroom brick unit in Cotton Tree Court ticks all the boxes. Currently tenanted for \$290/week, this is the perfect low maintenance investment opportunity you have been searching for. Body Corp fees at approximately \$3100 per year and Rates of approximately \$1800 per 6 months, there is opportunity here.

The unit features an open plan kitchen and living/dining downstairs, with the laundry and a second toilet located here as well. Upstairs features the 3 bedrooms and the main bathroom. This bathroom is large with two-way access from the hall and master. All bedrooms are a great size and have built ins. The master bedroom has a split system AC unit and has double built-ins.

You have a SLUG with a roller door and a single sliding glass door that leads out onto your tiled courtyard area and the backyard.

Call Wendy Thornberry at Elders on Egerton to arrange your viewing of this beauty today!

Other features: Close to Schools, Close to Shops, Pool

- Bedrooms: 3

**TYPE:** Sold

**INTERNET ID:** 73P1930

**SALE DETAILS**

**\$175,000**

**CONTACT DETAILS**

**Elders Real Estate  
Emerald**

Shop 2/97 Egerton Street  
EMERALD, QLD  
(07) 4987 7779

**Wendy Thornberry**  
0409 640 056

- Bathrooms: 1
- Single garage





