



16 Campbell Street, EMERALD, QLD 4720

High Performing Investment Opportunity in Emerald's Growth Corridor

Positioned in a tightly held pocket of Emerald, 16 Campbell Street presents an exceptional opportunity for the astute investor seeking a low maintenance, high demand rental asset in one of the region's strongest-performing markets. With vacancy rates remaining consistently low and rental enquiry at an all time high, this property offers immediate appeal for investors prioritising stability, yield, and long term growth.

Investment Highlights

- Strong rental demand in this sought after area of Emerald
- Low maintenance construction ideal for long term tenancy and reduced upkeep costs
- Functional, tenant friendly floorplan with open plan living and modern finishes
- Well appointed kitchen and generous bedrooms that attract quality renters
- Secure parking and side access, a major plus for tenants with additional vehicles or work equipment
- Large, usable backyard with potential for value add improvements
- Easily dual living upstairs and down-always a high value rental feature

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 73P2323

SALE DETAILS

Offers over \$650,000

CONTACT DETAILS

**Elders Real Estate
Emerald**

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

Wendy Thornberry
0409 640 056

- Close proximity to schools, shopping, and major employment hubs, increasing long term tenant appeal

Emerald continues to benefit from strong economic activity across mining, agriculture, and retail sectors, ensuring steady rental demand year round. Campbell Street sits within a proven rental zone, attracting long term tenants who appreciate convenience, quiet surroundings, and easy access to services.

A Set and Forget Investment with Growth Potential

Whether you're expanding an established portfolio or securing your first investment, 16 Campbell Street delivers the key fundamentals savvy investors look for: consistent performance, low ownership costs, and the potential for both capital growth and reliable rental returns. Opportunities with this level of stability and appeal do not last long in the current market.

Contact Wendy Thornberry at Elders On Egerton to arrange your inspection today.

- Bedrooms: 6
- Bathrooms: 2
- Car Parks: 2
- 3 car garage







