

**47 Gray Street, Emerald, Qld 4720**



**Sold House**

Tuesday, 5 September 2023

47 Gray Street, Emerald, Qld 4720

**Bedrooms: 26**

**Bathrooms: 17**

**Area: 4025 m2**

**Type: House**



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**\$2,050,000**

"Emerald Green" is a unique development situated on a 4025sqm parcel of land with no previous flooding history. These nine town homes are being offered to the marketplace for the first time ever. This well maintained complex is fully tenanted with fixed term leases in place. Each dwelling has a separate title providing the opportunity to purchase individually or the entire complex. There are 3 separate floor plans each designed to provide a very comfortable living experience. These modern homes are extremely sought after by companies seeking employee accommodation within the local Mining, Government and Agricultural sectors. The complex is currently returning a combined income of \$228,540.00 per annum providing a very attractive return for an astute investor. This type of asset is rarely offered to the market place and would be a welcome addition to any investment portfolio. Features include, Floor plan 1- 6 x 3 bedroom, 2 bathroom homes- Open plan living areas- Ensuite to main bedrooms- Large modern kitchens- Front Verandahs- Covered car accommodation- Split system reverse-cycle air-conditioning- 3 homes fully furnished Floor plan 2- 2 x 2 bedroom, 2 bathroom homes- Open plan living areas- Ensuite to main bedrooms- Large modern kitchens- Front Verandahs- Covered car accommodation- Split system reverse-cycle air-conditioning- 1 home fully furnished Floor plan 3- 4 bedroom, 1 bathroom home- Open plan living areas- Large kitchen- Enclosed rear deck- Front verandah- Covered car accommodation- Split system reverse-cycle air-conditioning For further details or a copy of the Information Memorandum please contact the Exclusive marketing agent Paul Muldrew. Disclaimer We have in preparing this advertisement used our best endeavours 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.