



**SOLD**

## INVESTORS - TAKE NOTE!!

\$420/week. Tenant locked in. 12-month lease signed.

At offers over \$279,000, this three-bedroom home in Blackwater delivers a gross rental yield north of 7.8%. The numbers work from day one. Your tenant is already in place, paying \$420 per week on a freshly signed 12-month lease. No vacancy gap. No waiting around for returns to kick in. You settle, and the rent keeps landing.

Why Blackwater - Blackwater sits at the centre of Queensland's Bowen Basin coal region. With a population just under 5,000, rental demand stays consistently strong as workers, families, and essential service staff compete for limited housing stock. Properties in mining-adjacent towns like this have historically offered yields that metro investors can only dream about.

The Property - This is a straightforward, low-maintenance home with long term tenants who are very happy living there. Three bedrooms, a combined living and dining area, a functional kitchen with new stove and oven, solid bench and storage space, and a separate laundry. Four air-conditioning units keep the place comfortable through Central Queensland summers, which matters when you want tenants to stay long-term and look after the place.

A covered carport protects vehicles from the elements, and the 708m<sup>2</sup> block gives the property breathing room without creating a maintenance headache. The location is practical with Woolworths and the local school both a short walk away, which ticks the convenience boxes that tenants prioritise when choosing where to live.

- Purchase price: Offers over \$279,000
- Current rent: \$420 per week (\$21,840/year)
- Gross yield: 7.8%
- Council rates: \$3,356/year (subject to change)
- Water rates: \$1,328/year (subject to change)
- Rental appraisal: \$410 to \$420 per week
- Lease status: 12-month lease in place

The Bottom Line - This is a performing asset with a tenant, a lease, and a yield that stacks up on paper and in practice. Properties like this don't sit around forever, especially at this price point.

**3 BED | 1 BATH | 1 CAR**

**PRICE:**  
\$265,000

**OPEN FOR INSPECTION:**  
N/A



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FLOOR PLAN

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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.