



44D Bailey Street, Capella

Ideal Investment - Secure 12-Month Tenancy

Modern three-bedroom villa offers easy-care living in a quiet cul-de-sac location, within walking distance of schools, parks and local amenities.

Features

- 3 Bedroom Villa
- Ensuite to master bedroom/
- Air Conditioned through out the home
- Modern Kitchen
- Covered Outdoor Area
- Walking distance to local primary and high school
- Double Carport
- Built 2008
- 3 minute walk to local town swimming pool

Leased 12 Months

- Rent - \$360 per week
- Council Rates - Approx. \$1,300 (1/2 Yearly)
- Water Rates - Approx. - \$540.00 (1/2 Yearly)

Body Corp Fees

- Admin - \$687.50 (paid per quarter)

3 2 2

FOR SALE

Please Call

AGENTS

Brenda Logovik
0418 711 507
blogovik.emerald@ljhooker.com.au

AGENCY

LJ Hooker Emerald
(07) 4987 5355

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



- Sinking Funds - \$187.50 (paid per quarter)
(Insurance is paid by Body Corp included in cost above)

Situated in a convenient Capella location close to local schools, shops, parks, and everyday amenities, this home presents an outstanding opportunity to secure a quality property in a welcoming community.

Disclaimer we have in preparing this advertisement used our best endeavors 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.

MORE DETAILS

Property ID	WS4FJ0
Property Type	House
House Size	113 m2
Land Area	135 m2
Including	Ensuite
	Toilets (2)

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Principal | Licensee | Sales Specialist |
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25 Hospital Road, EMERALD QLD 4720
emerald.ljhooker.com.au | emerald@ljhooker.com.au

