



20 Moody Street, Emerald

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## Unbeatable Location - Directly Across from Emerald State High School!

**FOR SALE**  
OFFERS ABOVE \$349,000

### AGENTS

Brenda Logovik  
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### AGENCY

LJ Hooker Emerald  
(07) 4987 5355

Perfectly positioned in a highly convenient location, this well-maintained home is ideal for families or investors seeking a smart opportunity. Just steps from Emerald State High School, you'll enjoy easy access to town amenities, shops, and parks.

#### Property Features:

- 3 Bedrooms with built-in robes
- Spacious lounge room
- Combined kitchen and dining area
- Air conditioning to all bedrooms and lounge room
- Ceiling fans throughout
- Fully fenced yard with side access
- Ample storage under the house
- Garden shed.
- Rental Appraisal Upon Request.
- Rates Notice \$3,627.06 p/a (Excluding Water Usage)

#### Rental Information:

- Long Term Tenants.
- Lease end date 30/01/2026.

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.



- Rental Income \$400.00p/w.
- Last Rental Increase 31/01/2025.

Enjoy the convenience of being close to everything while having the space and comfort of your own private yard. Don't miss out! Contact our friendly team today to arrange your private inspection or for more information.

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	WBXFJ0
Property Type	House
House Size	188 m2
Land Area	705 m2

**Brenda Logovik 0418 711 507**

Principal | Licensee | Sales Specialist |  
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