



LJ Hooker Emerald



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## Emerald, 38 Barry Street

LOCATION! LOCATION! LOCATION!

Located on the North side of Emerald in close proximity to local school, parks and shops, this delightful 4-bedroom home has had recent renovations. With a weekly rental return of \$420 this home is exceptional investment opportunity whether you're a seasoned investor or looking to purchase your first investment property this 4 bedroom home is a great choice.

### Property Features:

- \* 4 Bedrooms
- \* Built-in cupboards to the bedrooms
- \* Spacious master bedrooms includes a walk-in cupboard.
- \* Generously sized open living & dining
- \* Separate room that could be used as office/family room or kids play area with built-in cupboard
- \* Modern kitchen with a large island bench



**Disclaimer:** 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.



**For Sale**  
PRICE REDUCED \$359,000

**View**  
[ljhooker.com.au/VW3FJ0](http://ljhooker.com.au/VW3FJ0)

**Contact**  
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**LJ Hooker Emerald**  
**(07) 4987 5355**

- \* Modern bathroom with a spacious shower and separate bath
- \* Internal laundry
- \* Split system air conditioning
- \* Covered outdoor entertaining area
- \* Solar panels
- \* Double carport
- \* Built in 1992

- \* Rental income \$420 Per week
- \* Lease in place till 27 November 2024
- \* Last rental increase was on 27 November 2023
- \* Next rental review will be on the 28 November 2024

Don't miss your chance to make it yours!

Contact us today to arrange a private viewing and experience all that 38 Barry Street has to offer.

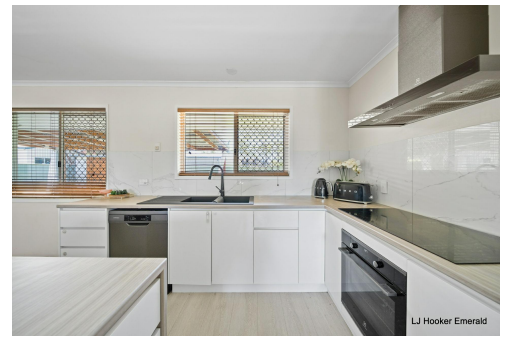
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## More About this Property

<b>Property ID</b>	VW3FJ0
<b>Property Type</b>	House
<b>House Size</b>	133 m2
<b>Land Area</b>	731 m2
<b>Including</b>	Study Air Conditioning Toilets (1) Outdoor Entertaining Built-in-Robes Fully Fenced Remote Garage Solar Panels

**Brenda Logovik 0418 711 507**  
Principal | Licensee | Sales Specialist | [blogovik.emerald@ljhooker.com.au](mailto:blogovik.emerald@ljhooker.com.au)

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