



LJ Hooker Emerald



Emerald, 43 Blue Gums Drive

PRIME LOCATION - HIGH RETURNS

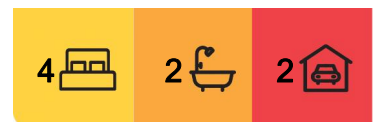
Looking for a new investment property? This stunning modern 4 bedroom home located in close proximity to the Marist College and the beautiful botanic gardens, might just be the one for you.

Property features:

- * 4 Spacious bedrooms
- * All bedrooms include Built-in Cupboards
- * Ensuite to the main bedroom
- * Galley style kitchen with tons of bench space and room for storage
- * Large open plan living area
- * Separate media room
- * Split-system A/C throughout the home
- * Ceiling Fans too all bedrooms and living area
- * Internal Laundry



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
Offers Above \$489,000

View
ljhooker.com.au/VZXFJ0

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

LJ Hooker Emerald
(07) 4987 5355

- * Outdoor patio area
- * Large backyard
- * Access to the backyard

Rental information

- * \$620 Per week Rental Returns
- * Lease in place until September 2025

Important Information:

- * Property built in 2009
- * Half Yearly rates APPROX \$\$1,870.00

Call to arrange a private inspection through this modern style home *please note that 24hr notice required due to the tenancy that is in place*

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 About this Property

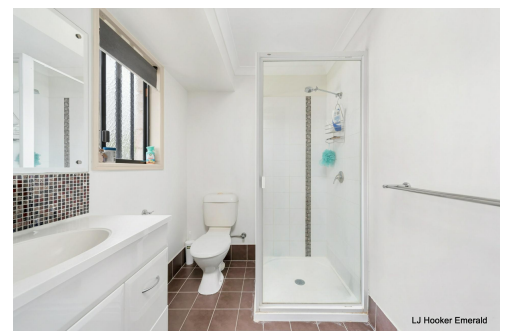
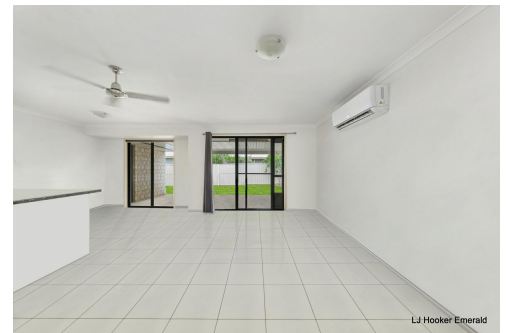
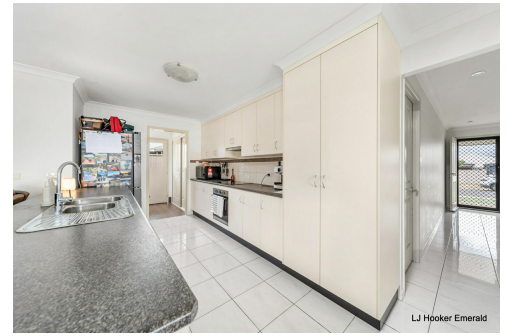
Property ID	VZXFJ0
Property Type	House
House Size	149 m2
Land Area	953 m2
Including	Ensuite Toilets (2)

Brenda Logovik 0418 711 507

Principal | Licensee | Sales Specialist | blogovik.emerald@ljhooker.com.au

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25 Hospital Road, EMERALD QLD 4720
emerald.ljhooker.com.au | emerald@ljhooker.com.au



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