



LJ Hooker Emerald



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## Emerald, 13/68 Moody Street

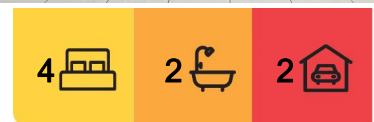
INVESTORS DREAM 'RACEVIEW VILLAS'- \$520 WEEKLY RENTAL INCOME.

This gorgeous 4-bedroom 2 Storey unit situated in the well-known " Raceview Villas", located on the north side of town walking distance from shops, schools and much more.

Property Features:

Downstairs:

- \* Open plan kitchen, lounge and dining
- \* Large galley Style Kitchen
- \* 1 Separate Toilet
- \* Internal laundry
- \* Large Storage space
- \* Split system a/c throughout
- \* Double lock up garage



**For Sale**  
\$375,000 - Offers Above

**View**  
[ljhooker.com.au/W03FJ0](http://ljhooker.com.au/W03FJ0)

**Contact**  
**Brenda Logovik**  
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[blogovik.emerald@ljhooker.com.au](mailto:blogovik.emerald@ljhooker.com.au)

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

**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.

- \* Fully fenced back yard
- \* Shared In-ground pool

Upstairs:

- \* Main bedroom with walk-in-robe and ensuite.
- \* 3 Spacious bedrooms.
- \* Main bathroom
- \* Split system A/C throughout.
- \* 1 separate bathroom upstairs

Body Corporate Information:

- \* Admin Fund \$781.41 (Quarterly)
- \* Sinking Funds \$200.00 (Quarterly)

Rental Information

- \* Current Rental Income \$520.00 per week.
- \* Lease in place until 24 February 2025.
- \* Next Rental Increase can happen from 23 August 2025

Contact us today to arrange a private inspection through this beautiful Unit.

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

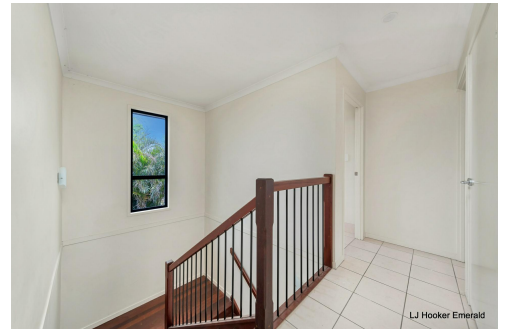
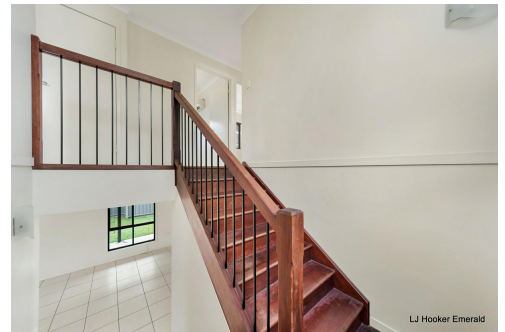
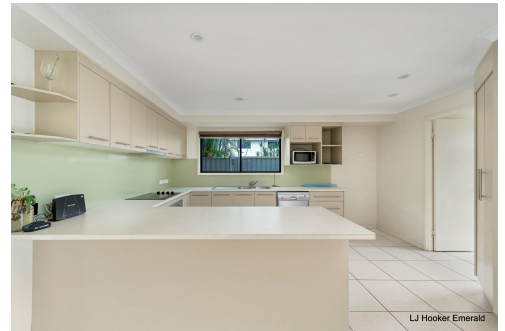
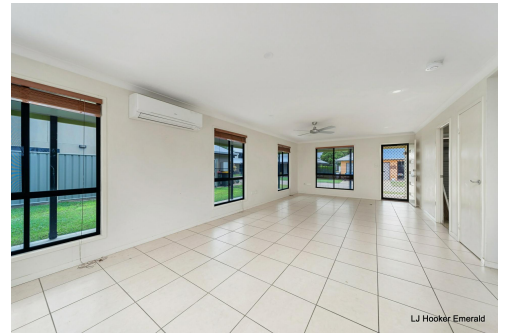
<b>Property ID</b>	W03FJ0
<b>Property Type</b>	House
<b>House Size</b>	141 m2
<b>Land Area</b>	227 m2
<b>Including</b>	Ensuite

**Brenda Logovik 0418 711 507**

Principal | Licensee | Sales Specialist | [blogovik.emerald@ljhooker.com.au](mailto:blogovik.emerald@ljhooker.com.au)

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