

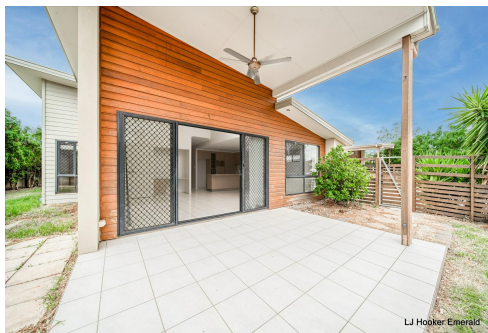
**SOLD**

 LJ Hooker

LJ Hooker Emerald



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## Emerald, 2/20 Riverview Street

WALKING DISTANCE TO BOTANICAL GARDENS

This stunning 3-bedroom, 2-bathroom unit is the perfect blend of comfort and modern style. This home offers a bright and airy atmosphere with an open-plan design that maximizes space and functionality. Whether you're looking for your first home, a home to downsize in, or look for your next investment opportunity, this property ticks all the boxes!

### Property Features:

- \* Three well-sized bedrooms - all equipped with built-in robes for ample storage.
- \* Master suite includes Ensuite
- \* Open-plan living and dining area
- \* Sleek, modern kitchen - featuring quality appliances, ample storage, and a 'breakfast bar'
- \* Internal Laundry
- \* Split-system air conditioning and ceiling fans through out the property
- \* Private outdoor patio area
- \* Double lock-up garage with internal access

3 

2 

2 

**For Sale**

PRICE REDUCED OPEN TO OFFERS  
OVER \$295,000

**View**

[ljhooker.com.au/VZZFJ0](http://ljhooker.com.au/VZZFJ0)

**Contact**

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 LJ Hooker

**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.

**Additional Information:**

\* Council Rates: Approx. \$1,300 per annum

\* Year Built: 2007

**Body Corporate:**

\* \$2,211 Per Quarter (discount apply if paid in advance)

\* Annual insurance levy split between all unit owners

Located in a quiet and convenient neighborhood, this home is just minutes from local shops, schools & parks.

Don't miss out on this fantastic opportunity!

Contact us today to arrange a private inspection.

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>	VZZFJ0
<b>Property Type</b>	House
<b>House Size</b>	110 m2
<b>Including</b>	Ensuite Air Conditioning Toilets (2) Dishwasher Floorboards Built-in-Robes Secure Parking Remote Garage Ceilings Fans Ensuite Garage Patio

**Brenda Logovik 0418 711 507**

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

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