



LJ Hooker Emerald



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## Emerald, 4/15-17 Roberts Street

Charming 2-Bedroom Unit - Offers Above \$199,000!

On the hunt for an investment property going into the new year? Look no further then this 2 bedroom unit.

### Property Features

- \* Two spacious bedrooms
- \* Both bedrooms include built-in robes
- \* Open plan living
- \* Modern open plan kitchen area
- \* Stainless steel appliances
- \* Air-conditioning in the living area and both bedrooms
- \* Internal laundry
- \* Covered outdoor entertainment area
- \* Single lock up garage



### For Sale

OFFERS ABOVE \$199,000

### View

[ljhooker.com.au/VYQFJ0](http://ljhooker.com.au/VYQFJ0)

### Contact

**Brenda Logovik**

0418 711 507

[blogovik.emerald@ljhooker.com.au](mailto:blogovik.emerald@ljhooker.com.au)



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(07) 4987 5355

## Rental Income

- \* \$380 Per Week
- \* Lease in place until 09/09/2025
- \* Last rent increase was 10/09/2024
- \* Next rent increase from 11/09/2025

## Body Corp

- \* Admin Fee: \$963.17 (Every 6 Months)
- \* Sinking Fund: \$400.00 (Every 6 Months)
- \* Council Rates APPROX \$1,300 Half Years

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

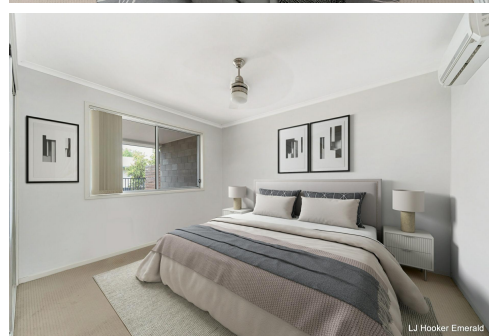
<b>Property ID</b>	VYQFJ0
<b>Property Type</b>	House
<b>House Size</b>	79 m2
<b>Land Area</b>	136 m2
<b>Including</b>	Air Conditioning Deck Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage Ceiling Fans

### Brenda Logovik 0418 711 507

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

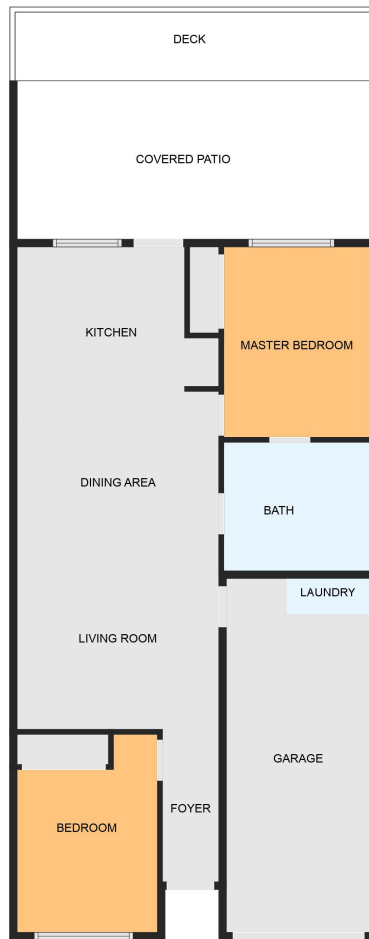
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