

## Emerald, Unit 29/68 Moody Street

### TOWNHOUSE WITH POOL – YOUR OASIS AWAITS!

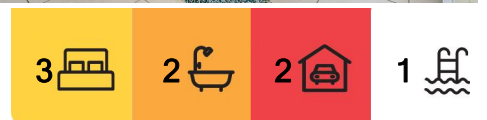
Elevate everyday living with this charming 3 bedroom townhouse with a shared pool in the complex. Embrace comfort and community, as you enjoy spacious interiors and refreshing dips. Experience a balanced lifestyle that merges relaxation and convenience.

#### Features:

- \* 3 Bedrooms
- \* Ensuite & walk-in robe to master bedroom
- \* Built in robes
- \* Split system air conditioning throughout
- \* Separate living area upstairs
- \* Large open plan living to downstairs area
- \* Spacious kitchen with ample storage



**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

Please Call

#### View

[ljhooker.com.au/NTHFJ0](http://ljhooker.com.au/NTHFJ0)

#### Contact

**Brenda Logovik**

0418 711 507

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

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



- \* Additional toilet downstairs
- \* Enclosed entertainment area
- \* Fenced yard
- \* Double lock up garage
- \* Pool in Complex for residents use

Potential rental return \$500 per week

- \* Council Rates &ndash; approx. \$1,300.00 (half yearly)
- \* Water Rates - approx. \$350.00 (half yearly) + Water usage cost
- \* Admin Fees - approx. \$300.00 (per quarter)
- \* Sinking Fees - approx \$210.00 (per quarter)

Don't miss out on this inviting opportunity &ndash; your new home sweet home awaits!"

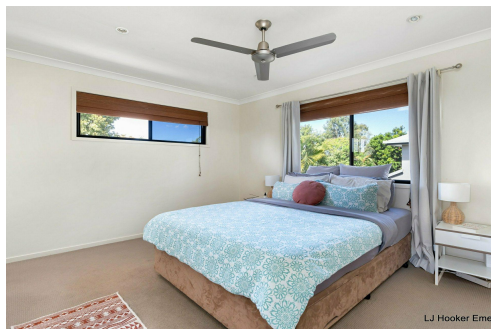
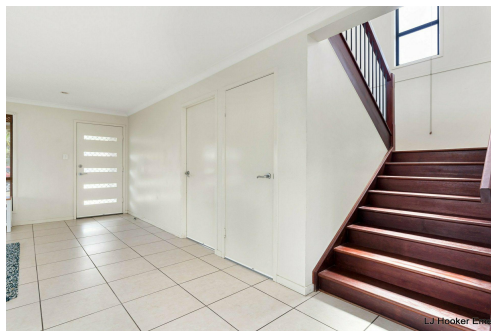
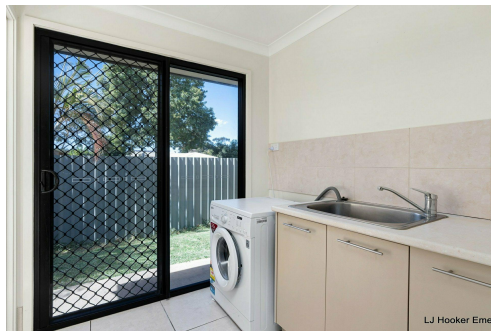
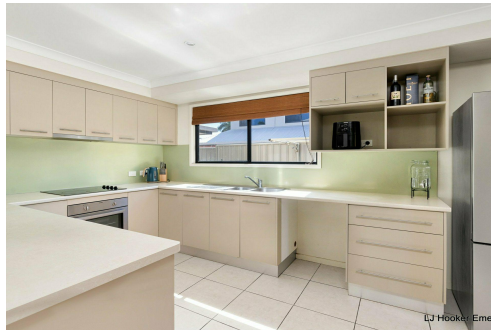
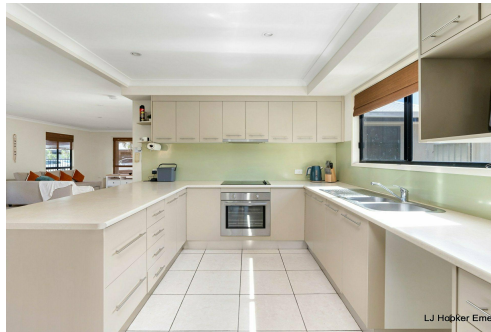
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## More About this Property

Property ID	NTHFJ0
Property Type	House
Land Area	227 m²
Including	Ensuite Air Conditioning Toilets (2) Pool Outdoor Entertaining Built-in-Robes Secure Parking

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

**LJ Hooker Emerald (07) 4987 5355**  
 25 Hospital Road, EMERALD QLD 4720  
[emerald.ljhooker.com.au](http://emerald.ljhooker.com.au) | [emerald@ljhooker.com.au](mailto:emerald@ljhooker.com.au)



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