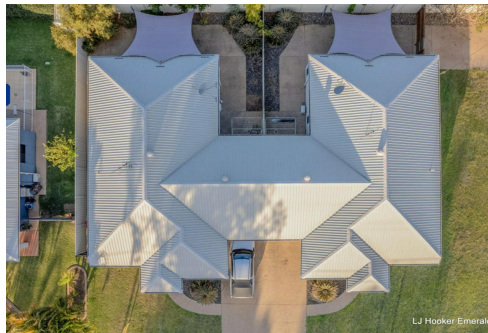




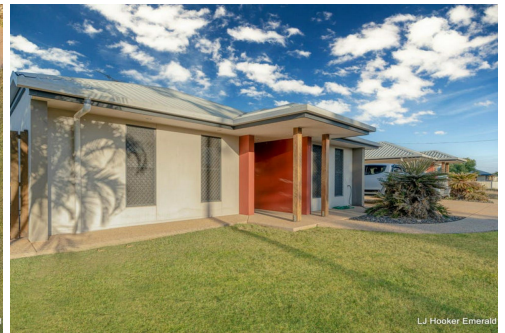
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LJ Hooker Emerald



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Emerald, 228 Borilla Street

ATTENTION ALL INVESTORS - RENTAL INCOME OF BOTH \$880 PER WEEK

Dive into a rewarding investment venture with this 3 bedroom duplex. Contemporary design, close proximity to schools and strong rental demand ensure a prosperous portfolio.

UNIT 1 FEATURES

- * Currently Rented at \$460 per week / Leased to 26 May 2025
- * 3 Bedrooms
- * Large open plan modern kitchen
- * Separate dining and lounge room
- * Separate area for a family room/media room
- * Split systems air conditioning throughout
- * Off set study area from the kitchen
- * Large modern main bathroom with separate toilet
- * Large outside patio area



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.

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2

For Sale
\$599,000

View
ljhooker.com.au/VPCFJ0

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

LJ Hooker Emerald
(07) 4987 5355

- * Single lock up garage

UNIT 2 FEATURES

- * Current Rented at \$420 per week / Leased till 18 November 2024
- * 3 Bedrooms
- * Large open plan modern kitchen
- * Separate dining and lounge room
- * Separate area for a family room/media room
- * Split systems air conditioning throughout
- * Off set study area from the kitchen
- * Large modern main bathroom with separate toilet
- * Large outside patio area
- * Single lock up garage

Insurance per year for both Units - \$3,200

Half rates Notice for both Unit - \$2,516

Seize the opportunity to amplify your financial growth. Your path to profitable real estate starts here!"

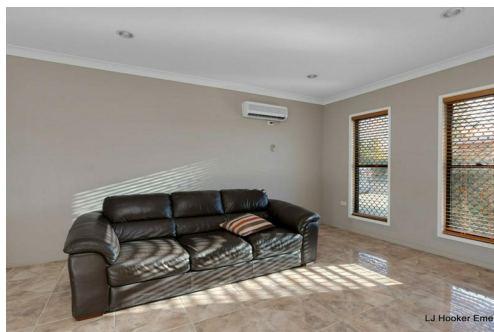
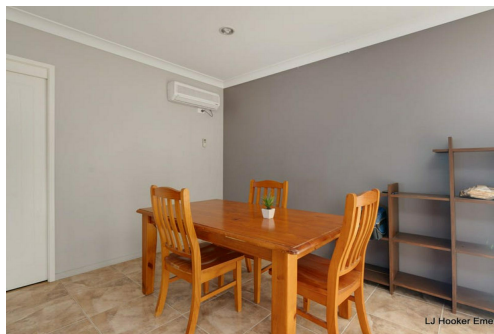
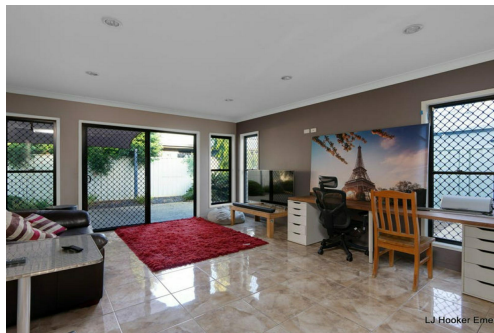
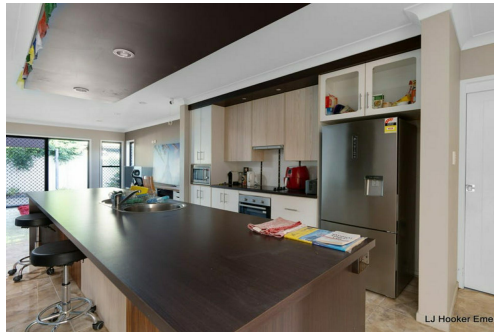
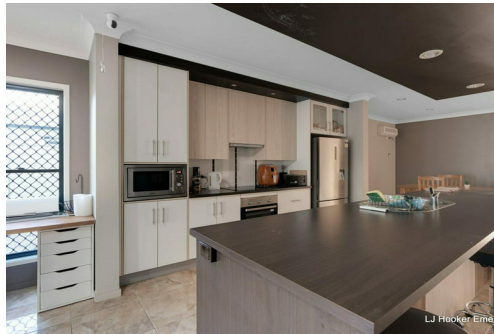
Disclaimer we have in preparing this advertisement used our best endeavors to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Interested parties should make their own enquiries to verify the information contained in this advertisement.

More About this Property

Property ID	VPCFJ0
Property Type	Other
Land Area	800 m²
Including	Air Conditioning Toilets (4) Courtyard Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking

Brenda Logovik 0418 711 507
Principal | Licensee | Sales Specialist | blogovik.emerald@ljhooker.com.au

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