



13/68 Moody Street, Emerald

## Spacious Two-Storey Unit in Popular Raceview Villas

Located on the sought-after north side of Emerald, this gorgeous two-storey unit in the well-known Raceview Villas complex offers comfortable living with excellent convenience. Positioned within walking distance to shops, schools and local amenities, this property is perfect for buyers seeking a low-maintenance home in a great location.

With generous living spaces, modern comforts and access to a shared in-ground pool, this property is ideal for those wanting easy living in a well-maintained complex.

### Property Features:

#### Downstairs

- Open plan kitchen, dining and lounge area
- Large galley-style kitchen with ample storage
- Separate toilet
- Internal laundry
- Large storage space
- Split system air conditioning throughout
- Double lock-up garage
- Fully fenced private backyard

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**FOR SALE**  
OFFERS ABOVE \$459,000

### AGENTS

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

### AGENCY

LJ Hooker Emerald  
(07) 4987 5355

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.



- Access to shared in-ground swimming pool within the complex

#### Upstairs

- Spacious master bedroom with walk-in robe and Ensuite
- Three additional bedrooms
- Main bathroom
- Split system air conditioning throughout

#### Outgoings:

- Rates Notice - \$2,902.20 p/a Approx.
- Water Notice - \$866.00 p/a Approx.
- Strata - \$3,320.19 p/a Approx.

#### Rental Information:

- Company Lease
- Lease end 10/04/2026 (Pending 2 year lease)
- Rental Income \$560.00 p/w (To be increased 24/08/2026 to \$600.00p/w)
- Last Rental Increase 24/08/2025

This fantastic property offers comfortable living in a convenient location close to everything Emerald has to offer. Contact us today to arrange a private inspection of this beautiful unit.

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

#### MORE DETAILS

Property ID	WH4FJ0
Property Type	Townhouse
House Size	141 m2
Land Area	227 m2
Including	Ensuite Air Conditioning Pool Courtyard Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage

#### Brenda Logovik 0418 711 507

Principal | Licensee | Sales Specialist |  
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25 Hospital Road, EMERALD QLD 4720  
emerald.ljhooker.com.au | emerald@ljhooker.com.au

