



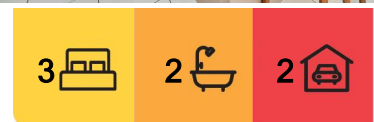
Emerald, 23/6 Sullivan Street

Convenient Townhouse Living - Close to Town & Shops!

Ideally positioned near the heart of Emerald, this well-presented townhouse offers unbeatable convenience, set within a contemporary, well-maintained complex, this stylish unit delivers the ultimate in low-maintenance living just moments from Emerald's shops, schools, and everyday conveniences. Perfect for investors, this property features a well-considered layout, quality finishes, and a sought-after central location.

Property Features:

- *Three generous bedrooms - built-in robes
- *Private Ensuite to the master bedroom
- *main bathroom
- *Light-filled open-plan living and dining
- *Modern kitchen including a dishwasher
- *Split-system air conditioning throughout
- *Security screens fitted to doors and windows



For Sale
OFFERS ABOVE \$279,000

View
By Appointment

Contact
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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.

- *Internal Stairs
- *Internal Laundry
- *Outdoor Entertainment Area
- *Single Garage plus visitor parking
- *Prime location
- *Built in 2012

Rental Information:

- *Lease End - 26/11/2025
- *Current Rental return - \$470.00p/w
- *Last Rental Increase - 27/11/2024

Body Corporate Information:

- *Admin Fund - \$4,334.40p/a
- *Sinking Fund - \$540.00p/a

- *Council Rates - \$2,244.00p/a
- *Water Rates - \$787.00p/a

Contact the team at LJ Hooker Emerald today to arrange your 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

Property ID	W69FJ0
Property Type	Townhouse
House Size	117 m2
Land Area	198 m2
Including	Study Air Conditioning Courtyard Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage

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