



LJ Hooker Emerald



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## Emerald, 1/3 Duroux Street

PRIME INVESTMENT PROPERTY - \$420 WEEKLY INCOME.

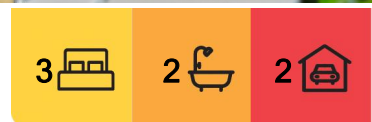
Looking for your next investment property? Look no further then this 3 bedroom duplex located on the south side of town. This low maintenance property offer ample space for comfortable living.

### Property Features

- \* 3 Bedrooms
- \* Built-in robes to all bedrooms
- \* Ensuite to Master Bedroom
- \* Open plan living
- \* Spacious modern kitchen
- \* Internal Laundry
- \* Split systems & Ceiling fans throughout the property
- \* Undercover alfresco 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.



**For Sale**  
OVERS ABOVE \$329,000

**View**  
[ljhooker.com.au/VY7FJ0](http://ljhooker.com.au/VY7FJ0)

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

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

\* Single lock-up garage

Rental income

\* \$420 Per Week

\* Lease in place until 10/01/25

\* Last rent increase was 04/07/2024

\* Next rent increase from 05/07/2025

Call to arrange a private viewing through this property (Please note 24hr notice required)

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>   | VY7FJ0                                                                                                                                                  |
| <b>Property Type</b> | Unit                                                                                                                                                    |
| <b>House Size</b>    | 101 m <sup>2</sup>                                                                                                                                      |
| <b>Land Area</b>     | 143 m <sup>2</sup>                                                                                                                                      |
| <b>Including</b>     | Ensuite<br>Air Conditioning<br>Toilets (2)<br>Outdoor Entertaining<br>Built-in-Robes<br>Secure Parking<br>Fully Fenced<br>Remote Garage<br>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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