

Emerald, 14 Alamein Drive

PRICE REDUCED \$469,000

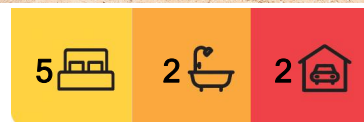
No Body Corporate Fees! A great opportunity for investors to secure low maintenance properties with a combined rental income of \$670 Per Week. This property is located in a quiet neighborhood, close to local schools, parks and the Emerald Racecourse making it an ideal investors.

UNIT 1 Features

- * 2 Bedrooms
- * Built-in cupboards to each bedroom
- * Galley style kitchen
- * Large open plan living/dining area
- * Bathroom with separate shower recess + tub
- * Split system AC throughout & ceiling fans
- * Garden shed
- * Single carport



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

PRICE REDUCED NOW \$469,000

View

ljhooker.com.au/VY1FJ0

Contact

Brenda Logovik

0418 711 507

blogovik.emerald@ljhooker.com.au

LJ Hooker Emerald
(07) 4987 5355

* Half Yearly Rates \$1,300

Unit 1 weekly rental income \$320 Per Week

Lease in place until 17/01/2024

Next rental increase can occur from 18/04/2025

UNIT 2 Features

- * 3 Bedrooms
- * Built-in cupboards to each bedroom
- * Galley style kitchen
- * Large open plan living/dining area
- * Bathroom with separate shower recess + tub
- * Split system AC throughout + ceiling fans
- * Garden shed
- * Single carport
- * Half Yearly Rates \$1,440

Unit 2 Rental income \$350 Per Week

* Lease in place until 7/11/24

Next rental increase can occur from 8/11/25

Additional Information

- * Built in 1995

Contact us to arrange an inspection through the property

- * Please note 24hr notice will be required for inspections *

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	VY1FJ0
Property Type	Unit
Land Area	868 m2
Including	Air Conditioning Toilets (2) Outdoor Entertaining Built-in-Robes Fully Fenced Ceiling Fans

Brenda Logovik 0418 711 507

Principal | Licensee | Sales Specialist | blogovik.emerald@ljhooker.com.au

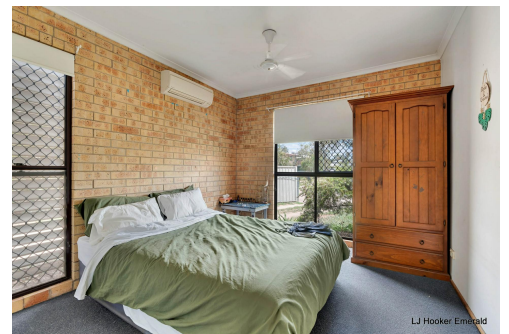
LJ Hooker Emerald (07) 4987 5355

25 Hospital Road, EMERALD QLD 4720

emerald.ljhooker.com.au | emerald@ljhooker.com.au



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.



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