



LJ Hooker Emerald



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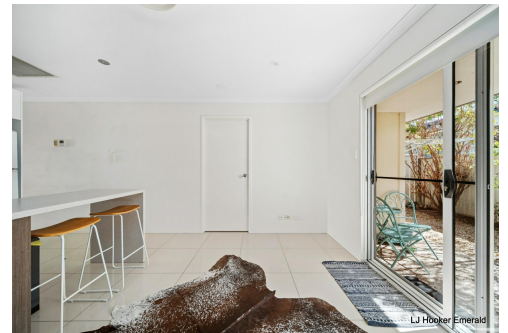


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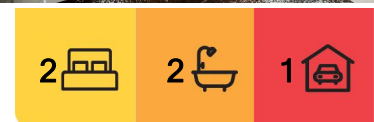
## Emerald, 2/53 Retro Street

### MODERN 2 BEDROOM UNIT - CONVENIENTLY LOCATED

Nestled on the sought-after North side of town, this modern and thoughtfully designed unit offers the perfect blend of convenience and low-maintenance living. Ideally located within easy walking distance to local amenities including shopping centers, primary and secondary schools, and the popular local tavern, this property is perfect for those seeking a lifestyle of comfort and accessibility.

#### Property Features:

- \*2 generously sized bedrooms, each with its own Ensuite and built-in cupboards
- \*Open-plan living and dining area
- \*Stylish galley-style kitchen
- \*Ducted cooling throughout for year-round comfort
- \*Single lock-up garage
- \*Private, low-maintenance rear courtyard



**For Sale**  
OFFERS ABOVE \$265,000

**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.

\*Off street parking.

\*Internal Laundry.

Built in 2013.

\*Rental Appraisal upon request.

Rental Information:

\*Lease end - 06/10/2025

\*Rent - \$380.00p/w

\*Last rental increase - 02/10/2024

Council, Water rates & Body Corporate fees:

\*Council Rates - \$2,725.04p/a

\*Water Rates - \$787.00p/a

\*Admin & Sinking Fund - \$3,735.04p/a

With open-plan living, and ducted cooling throughout, this unit is ideal for tenants seeking comfort and practicality. Minimal upkeep combined with solid rental return potential makes this a smart addition to any investment portfolio.

This unit won't last long so call LJ Hooker Emerald today to arrange your viewing!

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>	W72FJ0
<b>Property Type</b>	Unit
<b>House Size</b>	62 m2
<b>Land Area</b>	86 m2
<b>Including</b>	Air Conditioning Toilets (2) Courtyard Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage

**Brenda Logovik 0418 711 507**

Principal | Licensee | Sales Specialist | [blogovik.emerald@ljhooker.com.au](mailto:blogovik.emerald@ljhooker.com.au)

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