



## Emerald, 20 Martin Place

### DOUBLE INCOME DUPLEX



Wanting a dual income investment property? Welcome to 20 Martin Place located close proximity to the town center, local schools, Mitre 10 and parks this property is a great choice for first time investors or seasoned investors.

#### Unit 1 Property Features:

- \* 2 Bedrooms with Air-conditioning and built-in robes
- \* Open Plan living/kitchen/dining area
- \* Split system A/C in the living area
- \* Ceiling Fans in the Living area
- \* Internal laundry
- \* Single Carport
- \* Fully Fenced

#### Unit 1 Rental Income:



**For Sale**  
OFFERS ABOVE \$359,000

**View**  
[ljhooker.com.au/VWBFJ0](http://ljhooker.com.au/VWBFJ0)

**Contact**  
**Brenda Logovik**  
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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.

- \* \$260 Per Week
- \* Lease in Place until 24 January 2025
- \* Last Rent Increase 25 July 2023

Unit 2 Property Features:

- \* 2 Bedrooms with Air-conditioning and built-in robes
- \* Open Plan living/kitchen/dining area
- \* Ceiling Fans in the Living area
- \* Internal laundry
- \* Single Carport
- \* Fully Fenced

Unit 2 Rental Income:

- \* \$270 Per Week
- \* Lease in Place until 27 January 2025
- \* Last Rent Increase 27 January 2024
- \* Next Rental Increase will be 28 January 2025

- \* Built in 1985
- \* Half Yearly Rates Notice APROX \$2500

With a rental income of \$530 Per Week you wont want to miss this opportunity to grow your portfolio - get in quick!

Contact us today to arrange a private inspection through this property.

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

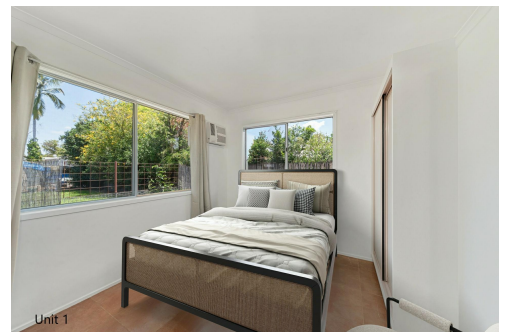
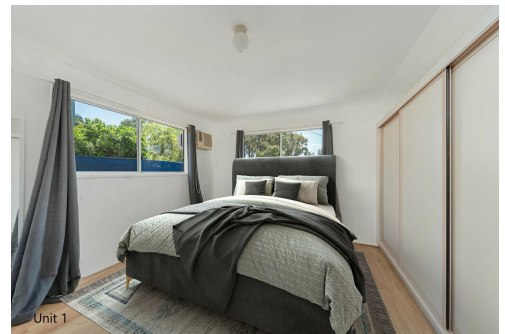
<b>Property ID</b>	VWBFJ0
<b>Property Type</b>	Unit
<b>Land Area</b>	601 m <sup>2</sup>
<b>Including</b>	Air Conditioning Toilets (2) Built-in-Robes Fully Fenced Ceiling Fans Carport

**Brenda Logovik 0418 711 507**

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

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