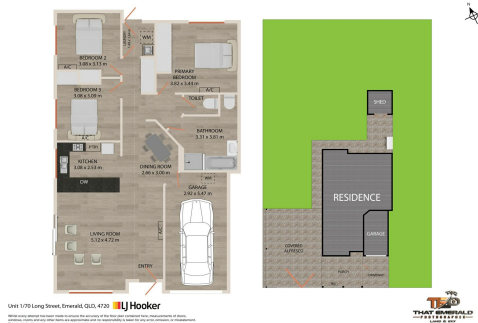




LJ Hooker Emerald



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## Emerald, 1/70 Long Street

### A PLACE TO CALL HOME!

Located on the south side of Emerald in a highly desirable area this charming 3 bedroom 1 bathroom unit - a perfect opportunity for a first home buyer, investor or downsizer.

#### Property Features:

- \* 3 Spacious bedrooms
- \* Built in cupboards to all bedrooms
- \* Open plan living area
- \* Spacious U shaped kitchen
- \* Dining area nook
- \* Split system A/C to the bedrooms and living area
- \* Ceiling fans
- \* Internal laundry
- \* Single garage with internal access
- \* Entertainment 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.

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**For Sale**  
Please Call

**View**  
[ljhooker.com.au/W1ZFJ0](http://ljhooker.com.au/W1ZFJ0)

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

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

- \* Garden shed
- \* Large spacious backyard
- \* Side gate for access to the back of the property

#### Body Corporate/Rates

- \* Council Rates: APPROX \$1,200 Half Yearly
- \* Admin Fee: APPROX \$1,125 Every 4 Months
- \* Sinking Fund: APPROX \$300 Every 4 Months
- \* Common area Insurance: APPROX \$1,500 Annually

Contact us to arrange a private walk through of this Unit

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	W1ZFJ0
Property Type	Unit
Land Area	139 m²
Including	Air Conditioning Toilets (2) Outdoor Entertaining Built-in-Robes Secure Parking Ceiling Fans Garden Shed

**Brenda Logovik 0418 711 507**  
Principal | Licensee | Sales Specialist | [blogovik.emerald@ljhooker.com.au](mailto:blogovik.emerald@ljhooker.com.au)

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