



11/69 Esmond Street, Emerald

Opportunity Not to Be Missed - Comfortable Unit Close to the CBD!

This well-presented unit offers comfortable, low-maintenance living in a convenient location near the CBD. Perfect for first home buyers, downsizers, or investors, it combines functionality with modern features.

Property Features:

- Fully tiled open-plan lounge, kitchen, and dining
- Split system air conditioning and ceiling fan for year-round comfort
- Three generous bedrooms with built-in robes
- Spacious bathroom with combo bath / shower, fully tiled
- Front porch.
- Parking space directly in front of the unit
- Built in 1980.
- Rates Notice \$2,703.20 p/a (Excluding water usage)
- Stata \$3,366.04 p/a
- Rental Appraisal Upon request.

This unit offers a fantastic opportunity to secure a comfortable home or investment property with presentation and practicality assured. Act Fast! Call LJ Hooker Emerald today to book your private inspection

3 1 1

FOR SALE
OFFERS ABOVE \$249,000

AGENTS

Brenda Logovik
0418 711 507
blogovik.emerald@ljhooker.com.au

AGENCY

LJ Hooker Emerald
(07) 4987 5355

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

and secure this comfortable, low-maintenance unit before it's gone.

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 DETAILS

Property ID	W9VFJ0
Property Type	Unit
House Size	101 m2
Land Area	274 m2
Including	Air Conditioning Toilets (1) Dishwasher Outdoor Entertaining Workshop Built-in-Robes Secure Parking Fully Fenced

Brenda Logovik 0418 711 507

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

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25 Hospital Road, EMERALD QLD 4720
emerald.ljhooker.com.au | emerald@ljhooker.com.au

