



17/55A Gray Street, Emerald

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## Resort-Style Living Starts Here - Modern & Low-Maintenance

**FOR SALE**  
OFFERS ABOVE \$295,000

Step into effortless living with this beautifully presented 2-bedroom unit, offering the perfect combination of comfort, convenience, and lifestyle. Whether you're a first home buyer, downsizer, or savvy investor, this is an opportunity you won't want to miss! Positioned in a well-maintained complex with a sparkling in-ground swimming pool, this property delivers relaxed, easy-care living in a highly convenient location.

### AGENTS

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### AGENCY

LJ Hooker Emerald  
(07) 4987 5355

#### Property Features:

- 2 generous bedrooms with built-in wardrobes
- Master bedroom complete with private ensuite
- Second bedroom with practical 2-way bathroom
- Open plan living and dining area
- Modern kitchen
- Air conditioning throughout
- Private courtyard
- Garden shed
- Secure parking plus additional side parking
- Access to the complex swimming pool
- Rates Notice \$2,317.20 p/a Approx.
- Strata Fees \$3,340.00 p/a Approx.

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.



- Built in 2011

#### Rental Information

- 12 Month Lease
  - Lease End 19/10/2026
  - Rental Income \$430.00 p/w
  - Last rental increase 20/10/2025
- maintenance, well-located, and packed with features - this property is perfect for those looking to enter the market, invest, or simply enjoy an easy lifestyle. Properties like this are in high demand. Contact us today to arrange your inspection and secure your slice of easy living.

We have in preparing this advertisement used our best endeavours 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	WKCFJ0
Property Type	Unit
House Size	78 m2
Land Area	116 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Pool
	Courtyard
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage

#### Brenda Logovik 0418 711 507

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