



20/24 Riverview Street, Emerald

## Smart Investment, Effortless Living on the Southside!

Positioned on the sought-after southside of town, this modern unit offers a low-maintenance lifestyle in a convenient location, making it an excellent opportunity for both investors and owner-occupiers alike. Within walking distance to local childcare facilities and the Botanical Gardens, this property combines comfort, convenience, and lifestyle. Enjoy relaxing afternoons on the front verandah capturing the cool breeze, or take advantage of the complex pool during the warmer months.

### Property Features:

- 3 generously sized bedrooms with built-in robes
- Master bedroom complete with ensuite
- Split system air conditioning to the main bedroom and living area
- Well-appointed kitchen overlooking open plan dining and lounge
- Single garage plus additional car space
- Large, fully fenced outdoor area - perfect for entertaining
- Access to a shared pool within the complex
- Rates \$2,725.40 p/a Approx.
- Strata Fees \$2,050.05 p/a Approx.

### Rental Information:

- Company Lease

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**  
OFFERS ABOVE \$329,000

**VIEW**  
By Appointment

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



- Lease end 18/02/2027
- Rental return \$550.00 p/w
- Last rental increase 19/02/2026

Offering strong appeal in a desirable location, this property presents a fantastic addition to any investment portfolio. An inspection is a must - contact us today to arrange your private 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 DETAILS

Property ID	WJ5FJ0
Property Type	Unit
House Size	101 m2
Land Area	235 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Courtyard
	Outdoor Entertaining
	Floorboards
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage

### Brenda Logovik 0418 711 507

Principal | Licensee | Sales Specialist |  
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