



4/8 Hillcrest Street, Emerald

## Modern Living Meets Smart Investing - Don't Miss This Gem

Designed for comfort and convenience, this modern 2-bedroom unit offers open-plan living, quality finishes, and a private outdoor entertaining area - making it ideal for singles, couples, or the savvy investor looking to secure a quality property in a growing location.

### Property Features:

- 2 generous bedrooms
- 2 modern bathrooms
- Spacious open-plan living & dining
- Contemporary kitchen with ample storage
- Covered outdoor entertainment area
- Single garage with internal access
- Fully fenced private courtyard
- Low-maintenance lifestyle living
- Internal Laundry
- Strat Fees \$3,920.48 p/a Approx.
- Rates Notice \$2,902.20 p/a Approx.
- Built in 2012

### Rental Information:

- 12 Month Lease
- Lease end 13/10/2026

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

### AGENTS

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### AGENCY

LJ Hooker Emerald  
(07) 4987 5355



- Rental Income \$430.00 p/w
- Last increase 14/10/2025

Whether you're entering the market or expanding your portfolio, this property delivers outstanding value and effortless living. Opportunities like this don't last long - arrange your inspection today!

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	WMWFJ0
Property Type	Unit
House Size	76 m2
Land Area	117 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Courtyard
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage

### Brenda Logovik 0418 711 507

Principal | Licensee | Sales Specialist |  
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### LJ Hooker Emerald (07) 4987 5355

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