



6/68 Church Lane, Emerald

## Low Maintenance Living - High Appeal for Investors

Situated in the well-maintained and highly sought-after Church Lane complex, this modern downstairs residence presents an outstanding opportunity for investors seeking a low-maintenance addition to their portfolio, while also appealing to owner-occupiers looking for comfort and convenience.

### Property Features:

- Spacious open plan living and dining area
- Well-appointed kitchen with an oversized island bench
- Air conditioning for year-round comfort
- Fully blacked-out bedroom - perfect for shift workers
- Single open carport
- Outdoor entertainment Area
- Rates Notice \$2,902.20 p/a Approx.
- Water Allocation \$866.00 p/a Approx.
- Strata Fees \$3,149.81 p/a Approx.

### Rental Information:

- Company Lease
- Lease end 12/09/2026
- Weekly income \$420.00 p/w
- Last rental increase 17/07/2025

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 \$289,000

### AGENTS

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### AGENCY

LJ Hooker Emerald  
(07) 4987 5355



With its practical layout, desirable features, and strong rental appeal, this property offers excellent potential for steady returns and long-term growth. Contact us today to arrange your inspection.

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	WTFJ0
Property Type	Unit
House Size	54 m2
Land Area	84 m2
Including	Air Conditioning Toilets (1) Outdoor Entertaining Workshop Built-in-Robes Secure Parking Fully Fenced Remote Garage

### Brenda Logovik 0418 711 507

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