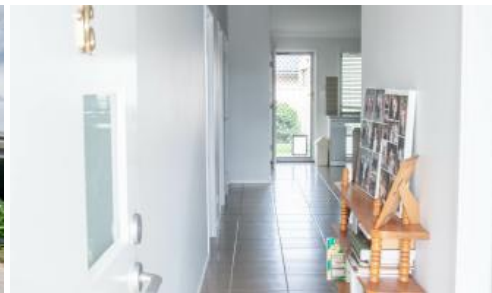




Unit 16, 21 Rivergum Dr, Emerald



## NEST OR INVEST ON RIVERGUM!

Fantastic investment opportunity for the astute investor or owner occupier who wishes to stop paying rent especially given rental prices are climbing. Emerald's property market is heating up so buy now whilst prices are still this good, don't leave it until it's too late to reap the rewards.

This contemporary two-bedroom Villa on Rivergum is an opportunity not to be missed! High and dry location and only a short drive to the centre of town, local schools, and shopping centres. This stylish well-maintained Villa is ideally suited for a small family or worker wishing to share accommodation whilst having the luxury of privacy with the villa boasting two bathrooms. Both master bedrooms feature built in cupboards and ceiling fans with the main having an ensuite. Spacious u-shaped kitchen offers you ample cupboard and bench space with the added convenience of a dishwasher. The open plan lounge, kitchen and dining area provide the perfect space for entertaining. Refrigerated air-conditioning ensures complete comfort all year round. The covered patio overlooks the private turfed courtyard. There is the convenience of a single lockup garage that also houses the laundry.

Features include:

- Two bedrooms with built-in robes
- Ensuite to the master bedroom
- Generously sized master bedroom with direct access to the private patio

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**Price** SOLD for \$235,000  
**Property Type** Residential  
**Property ID** 10754

### AGENT DETAILS

Paris Hamblin - 1800 875 875  
 Rob McFarlane - 0438 792 968

### OFFICE DETAILS

Emerald  
 34 Egerton St Emerald, QLD, 4720  
 Australia  
 0749875875



- Two-way second bathroom with bathtub
- Spacious modern kitchen with quality appliances
- Covered patio area with fans
- Large open plan living, with gorgeous raked high ceilings
- Single lock-up garage with internal access and remote-controlled door
- Split system air conditioning throughout
- Automated watering system
- Security screens to all doors
- Current rental appraisal of \$380 per week

Body Corporate fees per half year - Admin fund \$2,037.37 + Insurance fund \$430.08 + Sinking funds \$517.24 TOTAL = \$2,984.69

Council Rates - \$1,171.29 per half year.

Water Rates - Approx. \$479.75 per half year.

Book your inspection today to ensure you do not miss out on this chance on securing this great investment opportunity.

We have in preparing this information used our best endeavours to ensure that the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained. Prospective purchasers should make their own inquiries to verify the information contained.

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