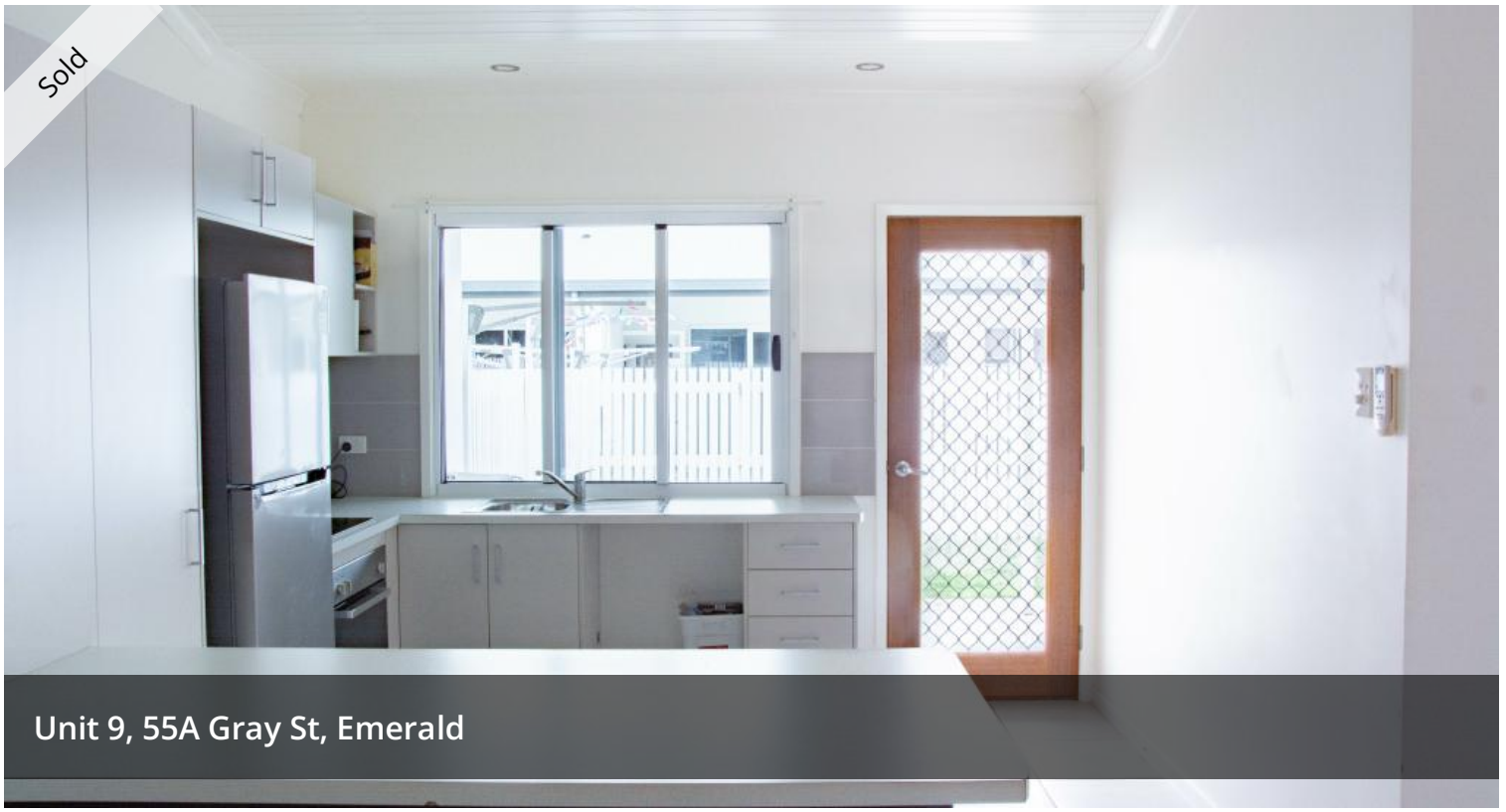








IDEAL INVESTMENT OPPORTUNITY LOCATED IN THE GATED VILLAS ON GRAY COMPLEX!

Flood free location in close proximity to popular schools, CBD shopping centre and parks.

Features include:

- Two bedrooms with built-in robes

- Ensuite to the master bedroom

- Generously sized master bedroom with a mirrored wardrobe including direct access to the private patio

- Two-way second bathroom with bathtub

- Spacious modern kitchen with quality appliances

- Covered patio area

- 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

- Shared in-ground swimming pool in complex

- Currently tenanted until 2nd April 2025 at $1,716.37 monthly

Body Corporate Fees Per Quarter - Administrative fund $566 + Sinking funds $124 TOTAL = $690.

2 2 1

Price	SOLD for $217,500
Property Type	Residential
Property ID	10755

AGENT DETAILS

OFFICE DETAILS

Emerald
34 Egerton St Emerald, QLD, 4720
Australia
0749875875

Council Rates - $1,258.69 per half year.

Water Rates - Approx. $529.41 per half year.

Book your inspection today to ensure you do not miss out on your chance to secure 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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