

Sold



2, 21 Rivergum Drive, Emerald



## IDEAL INVESTMENT OPPORTUNITY AT VILLAS ON RIVERGUM

Conveniently located only a short drive to the town centre, local shopping centres and desirable schooling, this modern unit provides a functional floorplan with two ample sized bedrooms and a easy-care backyard. With the current rental crisis, why not secure this great low maintenance unit to live in or add to your rental portfolio.

- Two bedrooms with built-ins and ceiling fans
- Master suite complete with ensuite
- Split system air conditioning throughout for year round comfort
- Light filled, open plan lounge, dining and kitchen
- Practical u-shape kitchen with ample cupboard and bench space and dishwasher
- Two way main bathroom with separate bath and shower facilities
- Lock up garage and laundry
- Covered patio and easy care lawns
- Currently tenanted on a periodic lease at \$370 per week
- Council Rates \$1258.69 half yearly
- Annual Body Corporate fees \$5270.88

For additional information or to arrange your inspection, please contact Selena Berry from Adams and Jones on 0448 880 040.

We have in preparing this information used our best endeavours to

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**Price** SOLD for \$175,000

**Property Type** Residential

**Property ID** 8221

### AGENT DETAILS

### OFFICE DETAILS

Emerald

34 Egerton St Emerald, QLD, 4720  
Australia

0749875875



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