








## 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

2 2 1

| | |
|---|---|
| **Price** | SOLD for $175,000 |
| **Property Type** | Residential |
| **Property ID** | 8221 |

### AGENT DETAILS

### OFFICE DETAILS

Emerald
34 Egerton St Emerald, QLD, 4720
Australia
0749875875

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.

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*