

**1/1 Easton Street, Emerald, Qld 4720**

**Adams & Jones**

**Sold Duplex/Semi-detached**

Monday, 14 August 2023

1/1 Easton Street, Emerald, Qld 4720

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Duplex/Semi-detached**

**\$270,000**

This ideal contemporary three bedroom standalone duplex boasts a large floor plan, fully private yard and low body corporate fees. What's not to love!? 1/1 Easton Street provides a great investment opportunity for the astute investor or owner occupier who wishes to stop paying rent given the low availability of rentals in town. 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. All three bedrooms are spacious in size and feature built in cupboards, air conditioning plus ceiling fans. The master bedroom hosts an ensuite. The fabulous entertainers u-shaped kitchen offers 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. Feel safe and secure as the property has security screens through out. The covered patio overlooks the private turfed and Colourbond fenced yard. Enjoy the convenience of a double lockup garage. Located in the popular family orientated high and dry Mayfair Ridge Estate, with desirable amenities such as an undercover kids playground and tennis court within walking distance of your home and located within the Estate, whilst being just short drive to the centre of town, local schools and shopping centres. -Current rental return of \$340 per week -Yearly body Corporate insurance contribution \$1,144.00-Council Rates for a six month period \$1,336.41-Council Water Rates notice for the last six month period \$458.40 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 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.