

**1/4 Parkway Street, Emerald, Qld 4720**



**Sold Unit**

Wednesday, 18 October 2023

1/4 Parkway Street, Emerald, Qld 4720

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 123 m2**

**Type: Unit**



Brenda Logovik

**\$232,500**

Located in the 'Lakeside Estate' in a complex of 3, this unit would be ideal for a first home buyer or investor wanting to get into the market. Features: \* Fully furnished \* 3 Spacious bedrooms \* Built in robes \* Ensuite to main bedroom \* Modern spacious kitchen \* Open plan living area \* Ducted air conditioning throughout \* Internal laundry in garage \* Single lock up garage \* Covered entertainment area \* Private & fully fenced to back and sides of unit \* Visitor parking PLEASE NOTE - THE OUTSIDE WALL AT THE FRONT OF THE BUILDING WILL BE PAINTED THROUGH THE BODY CORP INSURANCE. Potential Outgoings for 1/4 Parkway Street: \* Rent - \$430p/w - \$22,360 yearly \* Body Corporate & Sinking Fund (incl insurance for the building) = \$3,800/annum (\$950/quarter) \* Rates = \$2530/annum (\$1265/half yearly) Don't miss out arrange your inspection today!! Disclaimer we have in preparing this advertisement used our best endeavors to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Interested parties should make their own enquiries to verify the information contained in this advertisement.