

# 19-21 Louisa Court, Emerald, Qld 4720



## Sold Duplex/Semi-detached

Tuesday, 30 January 2024

19-21 Louisa Court, Emerald, Qld 4720

Bedrooms: 6

Bathrooms: 2

Parkings: 4

Area: 608 m2

Type:

Duplex/Semi-detached



Paul Muldrew

0438589515

**\$445,000**

Located on the South side of town at the end of a quiet cul-de-sac, only a couple of minutes walk from the Denison school is this stylish Duplex. Each unit has a separate title with the added bonus of NO BODY CORPORATE COSTS. Fixed term leases are in place for both units providing an instant income of \$760 per week for the astute investor. Features include: UNIT 1- 3 bedrooms all with built-in robes- Open plan living/dining areas- Large kitchen- 2 way bathroom with shower over tub + built-in storage cupboard- Large covered outdoor area- Split system AC to living & main bedroom- Evaporative cooling - Single carport plus concreted parking space for second car- Colorbond privacy fencing- Garden shed- Rented @ \$380 p/w until 26th September 2024 UNIT 2 - 3 bedrooms all with built-in robes- Open plan living/dining areas- Large kitchen- 2 way bathroom with shower over tub + built-in storage cupboard- Large covered outdoor area- Split system AC to living & main bedroom- Evaporative cooling - Single carport plus concreted parking space for second car- Colorbond privacy fencing- Garden shed- Rented @ \$380 p/w until 12th June 2024 Contact the Exclusive marketing agent Paul Muldrew for further details. Disclaimer We have in preparing this advertisement used our best endeavours 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.