

**22/18-20 Hill Street, Emu Park, Qld 4710**



**Sold Unit**

Thursday, 28 December 2023

22/18-20 Hill Street, Emu Park, Qld 4710

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Tanya Edwards  
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**\$295,000**

Located in the heart of Emu Park, this well-appointed 2-bedroom unit offers an exceptional opportunity for coastal living. With picturesque sea views that extend to the islands, and everything you need just a short walk away, this unit is perfect for permanent living, holiday letting, or securing your own seaside retreat. The Property is secure with an Electric Gate and pedestrian gate for added security. Property Features: \* 2 Large Bedrooms: Both bedrooms are generously sized and feature built-in robes for convenient storage. \* Open Plan Living Area: The open-plan living area provides ample space for relaxation and dining. \* Kitchenette: The unit is equipped with a kitchenette, making meal preparation a breeze. \* Spacious Bathroom: Enjoy a spacious and well-appointed bathroom for your comfort. \* Balcony with Sea Views: Step out onto the balcony to soak up the breathtaking sea views and island vistas. \* Parking: There's convenient parking available for one vehicle. \* Large Swimming Pool with Spa: Take a refreshing dip in the large swimming pool or unwind in the spa, perfect for relaxation. \* Ceiling Fans: Ceiling fans throughout the unit provide comfort on warm days. \* Tile Living Area: The tiled living area is both stylish and easy to maintain. \* Remote Electric Gate: The property is secured with a remote electric gate, ensuring peace of mind. \* Body Corporate and Rates: The annual Body Corporate fee for the unit is \$5,534, and rates are approximately \$2,524 per year. \* Emu Park Lifestyle: Emu Park is a charming seaside town, part of the Golden Triangle which includes Cawarral and Yeppoon. The town hosts numerous events throughout the year, attracting residents and visitors alike. \* Rockhampton Airport: Rockhampton Airport is conveniently located approximately 45 minutes away, providing easy access to air travel. Seize the Opportunity! Whether you're seeking a permanent residence, a holiday rental, or your own coastal sanctuary, this unit offers simplicity, comfort, and stunning sea views. Contact Tanya Edwards from Emu Park Real Estate Mobile: 0400304240 to schedule your viewing by appointment. Don't miss out on this fantastic opportunity to embrace the seaside lifestyle in Emu Park!