

**237 Borilla Street, Emerald, Qld 4720**

**Sold Duplex/Semi-detached**

Friday, 8 March 2024

**CLINTON ADAMS & CO**  
REAL ESTATE

237 Borilla Street, Emerald, Qld 4720

**Bedrooms: 4**

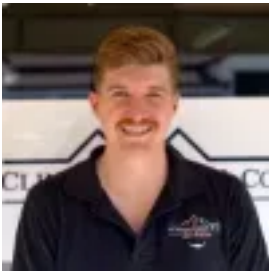
**Bathrooms: 2**

**Parkings: 6**

**Area: 706 m2**

**Type:**

**Duplex/Semi-detached**



Rhys Adams

0749824103

**\$420,000**

Welcome to a prime investment opportunity at 1/237 and 2/237 Borilla Street! These well-maintained Flood Free duplex units offer a lucrative investment with great potential for long-term returns. Here are the key details: 1/237 Borilla Street • Charming 2 bedroom, 1 bathroom unit • Current rent of \$350 per week • Lease in place from 22/03/2024 until 24/03/2025 • Fully Furnished 2/237 Borilla Street • Stylish 2 bedroom, 1 bathroom unit • Renting for \$330 per week • Lease secured from 23/03/2024 until 24/09/2024 • Fully Furnished Both units feature double carports and garages, providing convenience and added value for tenants. With no body corporate fees to worry about, and both units being sold fully furnished, this investment promises hassle-free ownership. The total rates for both units amount to \$2480.49 half yearly, offering a clear picture of the manageable overhead costs associated with this property. Don't miss out on this rare opportunity to secure a solid investment in a sought-after location. Contact Rhys today on 0457 455 556 to learn more and take the first step towards a profitable real estate venture! 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.