

Sold



32 Blue Gums Drive, Emerald



## QUALITY BUILT HOME READY FOR YOU TO NEST OR INVEST!

Looking for a spacious and comfortable family home or a smart and profitable investment property in a peaceful and convenient location? Welcome to 32 Blue Gums Drive, Emerald. This quality built home is situated in a sought-after neighbourhood close to schools, shops, parks, and public transport for convenience and only a short walk to the beautiful botanical gardens.

This appealing property offers;

- Four generous bedrooms with build in robes and fans
- Master bedroom boast walk in robe
- Two way bathroom with separate shower and bath, stone vanity basin and bench tops plus the convenience of two toilets, with one toilet being separate from the bathroom
- Unique and stylish kitchen boasts stunning cascading waterfall stone bench tops, stainless steel induction oven, quality appliances, stainless steel dishwasher plus ample bench and storage space
- Quality fixtures and fittings throughout
- Spacious and cosy living area with down lights, air conditioning and security screens for your year-round comfort and peace of mind
- Separate dining area
- Large, covered entertainment area with fan

🚗 4 🏠 1 🚗 3 📏 696 m2

|                      |                    |
|----------------------|--------------------|
| <b>Price</b>         | SOLD for \$375,000 |
| <b>Property Type</b> | Residential        |
| <b>Property ID</b>   | 10613              |
| <b>Land Area</b>     | 696 m2             |
| <b>Floor Area</b>    | 148 m2             |

### AGENT DETAILS

Paris Hamblin - 1800 875 875  
Rob McFarlane - 0438 792 968

### OFFICE DETAILS

Emerald  
34 Egerton St Emerald, QLD, 4720  
Australia  
0749875875



- Three parking spaces, having a single lock up garage plus double carport
- Generous 696 m<sup>2</sup> allotment giving you plenty of room for the kids and pets
- Fully fenced and landscaped backyard with a large garden shed
- Gas hot water system
- Currently tenanted until 29th May 2025 at \$500 per week

This is a great opportunity to own a quality home in a prime location. Book your inspection today to ensure you do not miss out on this chance on securing this great property.

For additional information or to arrange your inspection, please contact Selena Berry on 0448 880 040 or any of our friendly team at Blue Moon TK Property. We are here to provide you with the professional assistance required for the purchase of your next property.

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.

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*