



30 Bailey St, Capella



## CONTACT US TODAY TO MAKE THIS CAPELLA HOME YOURS!

This stunning property, set on a spacious 1,012m<sup>2</sup> lot, is brimming with features designed for comfortable, modern living.

Step inside to find four spacious bedrooms, each equipped with built-in robes. Two bedrooms featuring air conditioning. The home includes a modern bathroom and an ensuite to the main bedroom.

The second bathroom features a separate toilet and basin area, providing added convenience for family and guests.

The spacious lounge area, which is both air-conditioned and carpeted, offers a cozy space for relaxation and entertainment. Large kitchen Adjacent to the lounge with ample storage space and extensive cupboard and bench areas.

This fully tiled kitchen flows seamlessly into the dining area, creating an open and inviting atmosphere for family meals.

Venture outside to discover the outdoor living area. Here, you'll find a charming wooden deck and a concrete downstairs area, complete with fans and plumbing for your very own BBQ setup. It's the perfect spot for hosting gatherings or simply unwinding after a long day.

The property also features a double lock-up garage at the front, with side access to a double bay shed at the rear, ensuring plenty of space for vehicles and storage. The easily maintained gardens add to the home's appeal, making it an ideal choice for those seeking a low-maintenance

 4  2  2  1,012 m<sup>2</sup>

Price	\$415,000
Property Type	Residential
Property ID	11272
Land Area	1,012 m <sup>2</sup>

### AGENT DETAILS

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

### OFFICE DETAILS

Emerald  
34 Egerton St Emerald, QLD, 4720  
Australia  
0749875875



lifestyle.

#### FEATURES:

- 2 Bathrooms
- 4 Car parking
- Built-in robes
- Split system A/C to loungeroom and 2 bedrooms
- Fans in bedrooms
- Separate dining room
- Large kitchen with extensive cupboard and bench space
- Separate shower recess and tub in the main bathroom
- Good-sized laundry with storage cupboard
- Front and rear timber decks
- Security screens on all doors
- Double lock-up garage with remote
- Quality fittings and fixtures throughout
- Fully fenced block 1,012m<sup>2</sup>
- Rates \$1,221.00 / 6 months
- Water \$393.50 / 6 months
- Leased until 02/12/25 @ \$435 per week

#### THE LOCATION:

Capella offers outstanding municipal amenities and is central to and services the Bowen basin. This lovely rural country town is quaint and vibrant. Many choose to call home due to its family friendly community alongside its close proximity to the mines, various farming crops and spectacular scenery. Being only a short 35 minute drive to Emerald you will have the best of both worlds. This property is ideally located within close proximity to Capella State School, Child Day care, Newsagency, Hardware Supplies, Post Office, Pharmacy, Café, Pubs, Tennis Courts, Gym and Parklands.

For additional information or to arrange your inspection, please contact Rob McFarlane on 0438792968 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.

Disclaimer: 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.

Contact us today to make this Capella home yours!

*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.*