



12 Flemington Road, Emerald



## SUPERB BLOCK READY FOR YOUR DREAM HOME

Neighbouring prestigious homes, this useable 620m2 presents the ideal opportunity to start create to your content in the beautiful Maranda Heights, conveniently positioned just a short stroll to the perfectly manicured Maranda Heights Park.

- House & land packages available with award winning Carl Corbett starting from \$401,500
- Located on the high and dry south side of Emerald
- Conveniently located close to medical facilities, airport, shops and schools.
- Power and town water already supplied to the front of the allotments
- Bitumen road, kerb and channelling making the block accessible
- Potential to take advantage of government grants (subject to eligibility)
- Ready for you to create and build your dream home

For additional information or to arrange your inspection, please contact Selena Berry from Adams and Jones on 0448 880 040.

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.

📏 620 m2

<b>Price</b>	\$90,000
<b>Property Type</b>	Residential
<b>Property ID</b>	8266
<b>Land Area</b>	620 m2

### AGENT DETAILS

Selena Berry - 0448880040  
Paris Hamblin - 1800 875 875

### OFFICE DETAILS

Emerald  
34 Egerton St Emerald, QLD, 4720  
Australia  
0749875875



*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.*