

# 10 Akubra Drive, Emerald, Qld 4720

CLINTON ADAMS & CO  
REAL ESTATE

## House For Sale

Sunday, 11 February 2024

10 Akubra Drive, Emerald, Qld 4720

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 4000 m2

Type: House



Daria Wills  
0749824103

## Offers over \$699,000

Welcome to your oasis of elegance and style nestled on a sprawling acre of lush landscape. This exquisite home epitomizes sophistication and charm, offering a harmonious blend of luxury and comfort. Boasting a powered shed with an awning perfectly tailored for your caravan, a refreshing inground swimming pool, and the convenience of a private bore and 6kw of solar panels on the roof, every aspect of this residence exudes convenience and tranquilly. Situated just moments away from the heartbeat of town, yet secluded enough to offer serenity, this enchanting abode invites you to indulge in the epitome of refined living. Contact the listing agent today to book your private inspection and potentially your new home.

**Property Features:**

- Situated on 4000m<sup>2</sup> block, close to schools, shopping centre, airport and medical centre
- 4 bedrooms
- Main bedroom is complete with walk in robe and ensuite and sliding door access to the patio
- Main bathroom has separate bath, vanity and shower
- Open plan kitchen overlooking both dining and living area
- Kitchen consists of large pantry, wide fridge space, an array of cupboards and drawers for storage, gas cooktop and electric oven, dishwasher, stone bench tops with plenty of space and breakfast bar
- Separate lounge room
- Split system air conditioners and ceiling fans plus an evaporative cooling system throughout
- Stylish plantation shutters, dual slimline blinds with block out and sheer plus the elegant ceiling to floor curtains
- Laundry is equipped with dryer space and cupboards + wash tub
- Undercover patio overlooking pool
- Plantation shutters, dual slimline blinds with block out and sheer plus elegant ceiling to floor sheer curtains
- Split system air conditioning throughout
- 6kw solar panels
- Inground swimming pool
- Bore
- Automatic irrigation system
- 3 bay powered shed with awning to house the caravan
- Conveniently located close to schools, shopping centre, airport, medical centre and the highway to Springsure or Rockhampton

**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.