

**103 Ruby Street, Emerald, Qld 4720**

**Adams & Jones**

**Sold House**

Thursday, 29 February 2024

103 Ruby Street, Emerald, Qld 4720

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1115 m2**

**Type: House**



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**\$260,000**

It is cozy the way it is! The polished flooring illuminates this home by reflecting the natural sunlight and brightening up your day. Built to last in 1960, this home has three bedrooms, one bathroom, plus a study and is on a generous 1,115 m<sup>2</sup> allotment. Outside of the home there is a good size patio, single carport and double bay shed, with plenty of room on the block if you wish to add more shed space or a swimming pool, subject to council approval. Central to town, walking distance to the Tavern and the shopping centres, while only three blocks away from the town swimming pool and tennis courts. A comfortable home, that will be of interest to investors, as it is already tenanted at \$380 per week. Equally this residence will raise the interest of those wanting to make a home as this is affordable and will lend itself to renovation or a freshen up if you're looking for your next project. Property Features Include -- Large open plan kitchen with plenty of cupboard space- Air conditioning- Office/study- Two living areas- Bathroom with shower/bath- Internal laundry- Relaxing front porch- Undercover outdoor entertainment area - High and dry location, close to schools, shops and the amenities of town- Large two bay shed- Fully fenced ¼ acre (1,115 m<sup>2</sup>) allotment- Currently tenanted until 16th May 2024 at \$380 per week With the cost of living increasing, this is your opportunity to secure a unique property that offers affordable living so close to the CBD. This quaint home has the charm of the yesteryear, so why not move in and add your finishing touches. 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. Property Code: 10569