

# 109 Emmadale Drive, New Auckland, Qld 4680



## House For Sale

Friday, 24 May 2024

109 Emmadale Drive, New Auckland, Qld 4680

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 797 m2**

**Type: House**



Hayley Ward  
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## Offers Over \$475,000

Situated on a spacious 797m<sup>2</sup> block with side access and room for a shed, you don't want to miss out on this tidy family home in New Auckland. Boasting four bedrooms, two bathrooms, multiple living areas and double garage, this home offers a well thought-out floorplan with family living in mind. At a glance; - Lowset home built in 2003- Tidy kitchen features breakfast bar, electric appliances, dishwasher and ample cupboards for storage. - Open plan kitchen, living and dining space with direct sliding door access to the outdoor patio, perfect for entertaining. - Spacious second living area located at the heart of the home, complete with split system air conditioner. - Master bedroom complete with ensuite, walk-in robe, split system air conditioner (brand new) for year round comfort. - Three well-sized, additional bedrooms with ceiling fans and built-in robes. - Main bathroom complete with shower, bath and vanity. Separate toilet located nearby for added convenience. - Outdoor entertaining patio overlooking the spacious backyard. - Fully fenced, 797m<sup>2</sup> allotment with side access and room for a shed or pool. - Double lock-up garage with remote roller door access and laundry at the rear. - 5kW solar system- Rates: approx. \$3,500 p.a. - Current rental appraisal: \$530 - \$550/wk. Conveniently located in Emmadale Gardens, this home is a short 5-minute drive from Kirkwood Shopping Complex; inclusive of Woolworths, bottle-o, chemist, medical centre, New agency, food outlets and more. Don't miss your opportunity to secure this great family home! Contact Hayley on 0431 378 684 to arrange an inspection. \*\*Please note the information in this advertisement comes from sources we believe to be accurate, but accuracy is not guaranteed. Interested parties should make and rely on their own independent enquiries and due diligence in relation to the property\*\*