

**12 Crozier Crescent, Emerald, Qld 4720**



**House For Sale**

Friday, 24 May 2024

12 Crozier Crescent, Emerald, Qld 4720

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 812 m2**

**Type: House**



Paul Muldrew  
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**\$420,000**

Situated on the South side of town, in a quiet street in the sought after "Moodewarra" Estate, is this very well maintained, brick veneer residence. The property is loaded with features and suited to both an owner occupier or investor looking to add to their portfolio in a high demand rental market. Get in quick to arrange your inspection on this immaculate property which will not last long. Features include;- 4 bedrooms all with built-in robes- Ensuite & WIR to master bedroom- Large open plan living/dining areas- Spacious kitchen with plenty of storage solutions- Main bathroom appointed with separate shower recess & bathtub- Split system AC throughout- Double carport- Storage room to rear of carport- Covered outdoor area to rear- 6m x 6m colourbond shed with separate driveway- Concreted pad beside shed suitable for trailer or tinny- Fully fenced allotment- Garden shed Arrange your private inspection by calling the Exclusive marketing agent Paul Muldrew. 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.