

**12 Yamala Street, Emerald, Qld 4720**



**House For Sale**

Thursday, 7 December 2023

12 Yamala Street, Emerald, Qld 4720

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 637 m2**

**Type: House**



Paul Muldrew  
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**\$345,000 Neg**

This fully renovated residence offers something a little different from the rest. With high vaulted ceilings, exposed timber beams to the living zones and ultra modern styling and colour choices throughout, this property offers a very comfortable lifestyle. Situated in a premier central location right on the door step of the CBD with shopping, take-away outlets, restaurants, schools, churches, kindergarten and cinema all within walking distance. There is nothing left to do but move in and enjoy all the current owners hard work. Features include:- 3 bedrooms all with built-in robes- Separate lounge area with vaulted ceilings- Custom designed Hafele kitchen with new oven, induction cooktop & dishwasher- Dining area adjacent to kitchen- Split system AC throughout- New bathroom- Kardean Korlock premium flooring throughout- New window coverings- New internal paint - Roof painted in Dulux Solar reflecting paint- 6.6kw solar power system- LED lighting- Covered front patio- Garden shed- Carport suitable for 2 vehicles- 637sqm allotment- Large rear outdoor entertainment area- Storage cupboards in rear outdoor area- Option to purchase complete furniture package Don't miss out on the opportunity to secure this fantastic home, call the Exclusive marketing agent Paul Muldrew now to arrange your private inspection. 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.