

**16 Emeraldwood Street, Fernvale, Qld 4306**



**House For Sale**

Friday, 12 April 2024

16 Emeraldwood Street, Fernvale, Qld 4306

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 669 m2**

**Type: House**



Craig Mendoza  
0439990701

## OFFERS OVER \$699,000

Presented in excellent condition, with wonderful tenants in place. This modern day home has all the elements of comfort, security and long term capital growth within this desirable estate. Boasting 5 bedrooms, open plan living zones, separate media room and a private North Facing outdoor living area; all round enjoyment is assured. **\*\*ALL INSPECTIONS ARE ON MONDAYS\*\*** Features include: • Air-conditioning & ceiling fans • Plantation Blinds • Walk-in robe & ensuite to master • Walk-in pantry off the kitchen • Internal access through the remote double garage • 5th bedroom/study • The media room can be sealed off if desired • Light filled open plan living zones • Built-in robes and security grills • Solar • Ample linen cupboards & storage space • Fully fenced for pets • Garden sheds • Established landscaping • 669m<sup>2</sup> block with rear yard access • \$700 per week rental income • Lease expiry 9th Sept. 2024 • Rates: \$773.26 (most recent invoice) • Urban Utilities: \$434.73 (most recent invoice)