

**168 Borilla Street, Emerald, Qld 4720**

**Adams & Jones**

**House For Sale**

Friday, 10 May 2024

168 Borilla Street, Emerald, Qld 4720

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 690 m2**

**Type: House**



Selena Berry  
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**\$279,000**

We are delighted to announce and offer 168 Borilla Street as on the market and for sale. This neat three-bedroom, one bathroom home is situated on a 690m<sup>2</sup> allotment on Borilla Street, at the heart of Emerald. Features of this home include under roof parking, covered in patio leading out onto the low maintenance back yard and lock up storage separated from the main dwelling. Close to schools and only a short drive to the centre of Emerald, this home will appeal to not only those looking for an affordable family home but also to investors looking for a viable option to increase their real estate portfolio in a thriving community driven by the long-established mining and Agricultural sectors. Property features include;-Three bedrooms with built in robes -Spacious lounge area with separate dining-Open Kitchen including dishwasher-Air conditioning, plus fans-Open undercover carport plus lockable store room-690m<sup>2</sup> allotment with fenced yard-Separate laundry-Fresh paint throughout the house -Carpets have recently been replaced-Situated on the North side of town, adjacent to Emerald North Primary School and within walking distance to the Borilla Kindergarten and Emerald State High-Close proximity to the CBD-Currently tenanted until 4th September 2024, at \$380 per week This home will be of interest to those wishing to invest in a thriving community. Book your inspection today, to ensure you do not miss out on this property. We look forward to your enquiry and assisting you in finding the perfect property for your needs. 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. Property Code: 10718