

# 27 Emmadale Drive, New Auckland, Qld 4680



## House For Sale

Friday, 3 May 2024

27 Emmadale Drive, New Auckland, Qld 4680

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 722 m2**

**Type: House**



Donnella Merrett  
0400799180

## Offers From \$399,000

Step inside this charming low set brick home, an enticing proposition for investors, first-time buyers, or those looking to downsize without compromising on space or comfort. Nestled within a friendly community in the sought-after area of New Auckland, this home promises a lifestyle of ease and convenience. Boasting three generously sized bedrooms, each fitted with built-in cupboards and ceiling fans to whisk away the summer heat, this residence ensures restful slumbers for all. The main bedroom, a tranquil retreat, benefits from air conditioning and a private door leading out to the undercover patio, offering a quiet nook for morning coffees or evening relaxation. The heart of the home, an open-plan living and dining area, is air-conditioned, creating a cool and inviting space for family gatherings or entertaining friends. Adjacent lies the neat and tidy kitchen, complete with a dishwasher, gas cooktop, and electric oven – all the essentials to inspire your culinary exploits. For those requiring versatility, the second multipurpose room can serve as a media room, home office, or can be transformed into a fourth bedroom to accommodate a growing family or guests. Outside, the property boasts a shed, providing ample storage for vehicles or hobbies, while the extra land space, free of easements, presents an opportunity to add additional sheds or even a swimming pool. At a glance: - ☑ Low set brick home built in 1995, set on 722m<sup>2</sup> block, fully fenced back yard with side access. - ☑ Three bedrooms all with ceiling fans and built in cupboards, main bedroom with split system air-conditioning. - ☑ Air-conditioned open plan living and dining area. - ☑ Spacious kitchen with dishwasher, gas cooktop and electric oven. - ☑ Bathroom offers shower over bathtub, vanity and separate toilet. - ☑ Separate laundry with access door outside to clothesline. - ☑ Second multipurpose room ideal for office, media room or fourth bedroom. - ☑ Undercover patio that leads out to flat back yard. - ☑ Shed with fully enclosed single bay 4m x 6m and 3m x 6m awning and a separate garden shed. - ☑ Council rates approximately \$3,300 per annum. - ☑ Estimate rental appraisal is \$480 to \$520 per week. This home is only a short drive from local amenities, ensuring everything you need is within easy reach. With all these features and more, this residence is a true gem waiting to be discovered. Don't delay contact Donnella today for more information and to book your 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\*\*