

31 Colleen Avenue, Emerald, Qld 4720



House For Sale

Thursday, 9 May 2024

31 Colleen Avenue, Emerald, Qld 4720

Bedrooms: 4

Bathrooms: 2

Parkings: 5

Area: 710 m2

Type: House



Paul Muldrew
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\$549,000

This very deceiving stylish executive residence, set in tropical gardens with pool, has been extensively renovated throughout. The property offers a very comfortable lifestyle opportunity and definitely caters for a large family. With a current lease in place until December 2024, returning \$700 p/w this property offers an instant income for the astute investor. Features include:- 4 large bedrooms - Ensuite with double shower & twin vanities plus custom WIR to main bedroom- Impressive kitchen with stone bench-tops, glass splashback, 900mm oven, gas cook-top, soft close drawers plus plenty of storage- Open plan living/dining areas- Separate office with built-in desk- Stylish main bathroom tiled to roof line- Black Butt timber flooring on upper level- Split system AC throughout- LED lights- Plantation shutters to upper level- Third toilet downstairs with hand basin- Laundry with overhead cupboards and shute from upper level- Large tiled outdoor area with ceiling fans plus second covered outdoor area to side- 8m in-ground pool- 8.5m x 5m powered shed- 3 phase power available to house & shed- DLUG on remote with seamless flooring & built-in storage- Solar power system- Crimsafe security screens- Tropical gardens on sprinkler system- Colourbond privacy fencing- Currently rented @ \$700p/w until December 2024 Call the Exclusive marketing agent Paul Muldrew to arrange your private tour of this impressive residence. 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.