

**38 Mayfair Drive, Emerald, Qld 4720**

**Adams & Jones**

**Sold House**

Thursday, 14 September 2023

38 Mayfair Drive, Emerald, Qld 4720

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 850 m2**

**Type: House**

**\$325,000**

Given the low availability of rentals in town, 38 Mayfair Drive provides a great investment opportunity for the astute investor. Emerald's property market is heating up so buy now whilst prices are still this good, don't leave it until it's too late to reap the rewards. Located in the popular family orientated high and dry Mayfair Ridge Estate, with desirable amenities such as an undercover kids playground and tennis court within walking distance of the home and located within the Estate, whilst being just short drive to the centre of town, local schools and shopping centres. Features include:- Modern U shape kitchen- Dining area adjacent to kitchen- Main Bathroom has separate shower recess & bathtub- Open plan lounge room- Built-in wardrobes in all four bedrooms- Main bedroom & living room include split system air-conditioning plus ceiling fans throughout- Master bedroom includes ensuite- Undercover outdoor entertaining area- Double lock up garage with internal access- Large backyard with color bond privacy fencing- Room for a shed with the property being perched on an 850sqm allotment with side gate access- Currently tenanted until August 2024 at \$450.00 per week For additional information or to arrange your inspection, please contact Selena Berry from Adams and Jones on 0448 880 040. We have in preparing this information used our best endeavours to ensure that the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained. Prospective purchasers should make their own inquiries to verify the information contained. Property Code: 8217