

40 Emmadale Drive, New Auckland, Qld 4680



House For Sale

Monday, 10 June 2024

40 Emmadale Drive, New Auckland, Qld 4680

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 707 m2

Type: House



Hayley Ward
0431378684

OFFERS OVER \$450,000

Situated on a 707m² allotment with side access, 40 Emmadale Drive offers the perfect opportunity for your first home or a tidy investment property. Boasting three bedrooms, two bathrooms, open plan living, double garage, pool, solar and side access, you don't want to miss the opportunity to view this home. At a glance; - Lowset home built in 2003- Tidy kitchen features breakfast bar, electric appliances, dishwasher and ample cupboards for storage. - Open plan living and dining space with split system air conditioner and direct sliding door access to the outdoor patio, perfect for entertaining. - Master bedroom complete with renovated ensuite, walk-in robe, split system air conditioner and sliding door access to the outdoor patio.- Two well-sized, additional bedrooms with ceiling fans, built-in robes and split system air conditioners. - Main bathroom complete with shower over bath combination, vanity and linen cupboard. Separate toilet located nearby for added convenience. - Separate laundry with sliding door access to outdoor clothesline. - Outdoor entertaining patio overlooking the spacious backyard and pool area. - Above ground chlorine pool with brand new liner (installed October 2023). - Fully fenced, 707m² allotment with side access and garden shed. - Double lock-up garage with remote roller door access and internal access door. - 5kW solar system- Rates: approx. \$3,450 p.a. - Current rental appraisal: \$520 - \$540/wk. - Currently tenanted until mid July - vacant possession available for sale. Conveniently located in Emmadale Gardens, this home is a short 5-minute drive from Kirkwood Shopping Complex; inclusive of Woolworths, bottle-o, chemist, medical centre, New agency, food outlets and more. Contact Hayley on 0431 378 684 to arrange an inspection. Please note a minimum of 24hrs' notice is required for entry due to tenancy. *Previous marketing photos have been used for advertising purposes to protect tenant privacy. Images taken June 2023. **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**