

# 46 Hill Street, Emu Park, Qld 4710



## House For Sale

Wednesday, 12 June 2024

46 Hill Street, Emu Park, Qld 4710

**Bedrooms: 2**

**Bathrooms: 1**

**Area: 672 m2**

**Type: House**



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## Offers over \$655,000

Looking to downsize to the coast? This is a unique opportunity at this price point to purchase a modern, turn-key ready two-bedroom home in the tightly held pocket of Emu Park. This low-set property stands on a large 672m<sup>2</sup> north facing block in a handy position, only minute's walk to the idyllic township of Emu Park. This impressive home is ready for a new owner to settle in and enjoy for years to come. Upon entering this home, you will be instantly impressed by the expansive tiled sunroom, with its bright and airy ambience, perfect for a home office or second living space. The convenient internal access doors from the sunroom leads you to a practical open plan living and dining space complemented by a one-of-a-kind stained-glass feature of Emu Park's picturesque Fisherman's Beach. The home chef will love the contemporary new kitchen with soft close cabinetry, ample benchtop space, abundant cupboard space, dishwasher and breakfast bar perfect for all your daily needs. The kitchen allows for easy entertaining with convenient access to both the dining area and outdoor areas. The two coastal inspired bedrooms are finished with modern VJ panelling, ceiling fans and split air-conditioning units. Each bedroom has generous built-in storage and cupboard space. The comforting modern bathroom offers functionality, quality fittings and convenience for everyday living. Entertainers will love the seamless flow of the two outdoor spaces that this home offers. The covered outdoor patio area has its own kitchenette, with space allocation for a bar fridge and barbecue. For family BBQ's or larger gatherings, you can enjoy the expansive outdoor space, that blends into a very useable entertaining area, which is private and fully fenced. For added convenience, there is a functional 3m by 7m powered shed accessible directly from the front driveway. Alternatively, buyers can utilise the 3.1m side access on the other side of the house, with plenty of space to park a caravan, boat or trailer, all fully fenced and lockable from the street front. Additional property features: -Spacious laundry with a practical wall mounted ironing board. -Modern cassette air conditioner, with touch button control panel. -Brand new Crim Safe security doors throughout. -All roof screws recently replaced. -Solar electrical wiring all in place. -Fully insulated home. -State of the art security system with cameras. -Low maintenance fully fenced yard. -Pedestrian gate access. The vibrant village of Emu Park is literally at your doorstep, where you will find all your daily conveniences featuring cafes, butcher, bakery, chemist, library and supermarket. You will be spoilt for choice between two idyllic beaches only minutes away: perfect for your daily swim or walk. Properties like this do not come on the market often. So don't wait too long to make Emu Park your new home and become part of a community-minded neighbourhood. Experience the coastal lifestyle you've always dreamed of where every day feels like a holiday in paradise. Please contact Claudia on 0493 033 633 at Regan Real Estate to schedule a private viewing and make this stunning property yours!