

**6/39 Campbell Street, Emerald, Qld 4720**

**Unit For Sale**

Tuesday, 23 January 2024

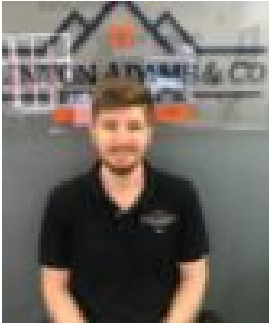
6/39 Campbell Street, Emerald, Qld 4720

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Unit**



Rhys Adams

0457455556

**\$199,000**

Welcome to "CottonTree Court". This well maintained complex is in a great location close to nearby schools and a short trip to the shopping and town centres, also featuring an in-ground pool. The unit has 2 well appointed bedrooms with a large bathroom and a separate additional powder room for convenience. The property is air-conditioned throughout with built in robes in each bedroom. The kitchen flows into a open planned living and dining space which then leads to a quaint back patio. The property features a Single Lock Up Garage as well as an additional car space. 6/39 Campbell St is suitable for both the owner occupier looking to beat the rental trap as well as an investor looking for an astute buy. Property Features: • 2 bedrooms • 1 bathroom + separate powder room with toilet • Functional kitchen includes dishwasher • Open plan lounge, dining and kitchen • Single Lock Up Garage • Split system reverse cycle air conditioners and ceiling fans throughout • Undercover outdoor area • In-Ground Swimming Pool Do not miss your chance to inspect today. Call Rhys today on 0457 455 556 to book your inspection. 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.