

7 Park Avenue, Emerald, Qld 4720

CLINTON ADAMS & CO
REAL ESTATE

House For Sale

Saturday, 27 January 2024

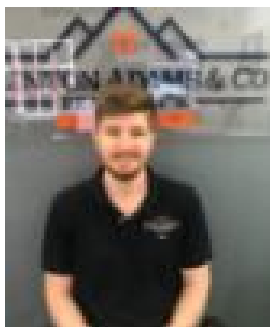
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Bedrooms: 4

Bathrooms: 1

Area: 704 m2

Type: House



Rhys Adams

0457455556

\$359,000

If you are looking for a home drenched in seclusion yet only a moments drive from everything Emerald has to offer then look no further. 7 Park Avenue is it's very own oasis nestled secretly behind the Emerald Racecourse in one of the town's most slept on, quiet estates. This desirable low-set sturdy brick home has 4 bedrooms complete with wardrobes and a spacious bathroom with bath tub and all. Bathed in the glow of LED lighting and Split System Air Conditioning working in tandem with ceiling fans situated throughout the home to ensure comfortability through the hot summers with a convenient southern facing aspect providing shade in the backyard patio all day long. The backyard boasts a spectacular garden which can be as intricate or easily maintained as you desire, complete with garden shed to store the extra tools and gardening equipment. Simply put this property is a MUST inspect as the charm and homely feeling is unrivalled. Property Features: • 4 bedrooms all with built in robes • Main bathroom consists of bath, separate shower, vanity which has plenty of bench space, light and fan • Lounge area • Living/Dining area • Functional Kitchen with bench space including breakfast bar, double fridge space, electric stove top and wall oven, pantry, an array of cupboards and drawers for storage • Laundry with built in clothes hamper and bench space, cupboard • Split System Air Conditioning in property as well as ceiling fans • Security Doors • 704m² block of established lawns and gardens • Garden shed with extra concreted area for storage + entertaining • Large undercover patio area • Property is completely fenced to keep not only the beloved family pets in but the kids as well. 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.