

**88 Emmadale Drive, New Auckland, Qld 4680**



**Sold House**

Monday, 14 August 2023

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**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 923 m2**

**Type: House**



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**\$510,000**

This first thing you need to know about this property is that it was built by Gladstone's most revered builder – Craig Christiansen of CCF Homes in Gladstone. Built in 2004, this home has just undergone a major refurbishment with full internal and external paintjob, carpets, updated cabinetry, landscaping and more. It's a gift-wrapped package for any buyer in the Gladstone market looking to move in and enjoy right away! • Truly impressive and equally rare 928sqm block with side access and over 320sqm of easement free flat back yard space to accommodate your dream shed AND pool. Make no mistake! Blocks like this are exceptionally hard to find! • Completely re-painted internally and externally with new carpets in all 4 bedrooms and theatre room • Fully ducted air-conditioning throughout and stylish square-set cornice and flooring. • Grand and Timeless façade with unique design and feature archway at the double timber door main entrance. • BIG living spaces! An extra wide entry way leads into an exceptionally impressive open plan living/kitchen/dining area accommodating for the very largest of living & dining room suites. • Second living area at the front of the home is a separate theatre room, freshly carpeted and has double sliding cavity doors for privacy while watching movies. • Truly magnificent kitchen is any chefs dream layout with ample storage/ bench space and room to move! Featuring a huge island bench with breakfast bar, extra wide 900mm rotisserie oven and gas cooktop, large range hood, dishwasher, double sink, large pantry, overhead cupboards and double door fridge housing with plumbing. • Spacious main bedroom easily fitting a king size bedroom suite - also features large walk-in-robos and unique ensuite with large twin shower offering his-and-hers shower heads and extra wide floating vanity with loads of storage and bench space. • 3 remaining bedrooms all with ceiling fans/new carpet/ sliding robes and ducted air-conditioning. • Main bathroom with separate shower and bath, also with stylish floating vanity and feature tile work. • Spacious laundry room with all new cabinetry, plus sliding storage/linen cupboard – provides easy access to the side yard and clothes line via the covered porch. • The open plan living area connects to the covered outdoor living area via 2 sets of stacking triple glass sliding doors! This creates seamless flow through to the backyard and is well connected to the kitchen so that the chefs can be apart of the outdoor entertainment! • The outdoor living space is extra-large and boasts 4 sets of full-length pull-down privacy/insect screens. • Truly exceptional rear yard space is ultra-low maintenance and established gardens provides you and your rear neighbors much welcomed privacy. As the introduction states – This yard is fully easement free and the perfect location to establish the shed of your dreams with extra wide side access suitable for caravans and boats. Room for the pool also! • Established garden shed and fencing on all three sides. • Short 2 minute drive to Kirkwood Shopping Centre • Rates - \$3,900 approx per annum Don't be a stranger! Get in quick to view this incredible property that is currently vacant and ready for new owners on settlement. Priced to sell under \$500,000. Contact Luke from The Watts Team at LOCATIONS estate agents for details on the next available viewing! \*\*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\*\*