

**89 Fountain Street, Emu Park, Qld 4710**



**Sold House**

Tuesday, 9 January 2024

89 Fountain Street, Emu Park, Qld 4710

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 4**

**Area: 1326 m2**

**Type: House**



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**\$800,000**

Discover the versatility and convenience of this remarkable property in Emu Park, featuring not one, but three separate dwellings, a pool with outdoor entertaining areas, and much more. Take a virtual tour to explore your future home today!

**Main House - 3 Bedrooms:**

- \* Open Plan Living: Experience the spaciousness of an open-plan kitchen, dining, and lounge room.
- \* Modern Kitchen: Beautiful Caesar Stone benchtop, splashback, Meile electric oven, gas stove, and Smeg dishwasher elevate your culinary experience.
- \* Main Bedroom: Enjoy comfort with split system air conditioning and a ceiling fan.
- \* 2 Additional Bedrooms: Equipped with ceiling fans, split system air conditioning, and built-in robes.
- \* Generous Family Room: Includes a separate storage room for added convenience.
- \* Energy-Efficient: Benefit from a 6-kW solar system with 26 panels.
- \* Screened Verandah: Relax in the enclosed screened verandah with sandstone floor tiles.
- \* Separate Laundry: Makes laundry day a breeze.
- \* Renovated Bathroom: Features a shower recess and a freestanding bathtub.
- \* Gas Hot Water: Efficient and reliable hot water supply.

**Second Dwelling - 2 Bedroom Unit:**

- \* Open Plan Living: The dining and lounge room is open and inviting, complete with split system air conditioning.
- \* Full-Size Kitchen: Perfect for culinary enthusiasts.
- \* Entertaining Deck: Step out from the dining room to an outdoor entertaining deck.
- \* Main Bedroom: Includes split system air conditioning, a walk-in robe, and an ensuite.
- \* Office/Study: Also suitable as an additional bedroom.
- \* Gas Hot Water: Ensures continuous hot water supply.

**Third Dwelling - Shouse (Studio-Style Living):**

- \* Studio Living: Enjoy a cozy bedroom/living room setup.
- \* Kitchenette: Ideal for preparing simple meals.
- \* Bathroom: Includes all the essentials.
- \* Electric Hot Water: Provides hot water as needed.

**Additional Information:**

- \* Separate Workshop: Located at the rear for DIY projects and storage.
- \* Fully Fenced Yard: Privacy and security for your outdoor activities.
- \* Saltwater Pool: Dive into the refreshing pool or relax under the Bali Hut.
- \* Garden Shed: Handy storage for your gardening tools and equipment.

**Walking Distance:** Conveniently located near Emu Park CBD, beaches, and Emu Park State School.

Contact Tanya Edwards on 0400 304 240 from Emu Park Real Estate to inquire or book an appointment. Act quickly, as this hidden gem won't be available for long! Your versatile and comfortable new home awaits in Emu Park.