

**9 Blue Gums Drive, Emerald, Qld 4720**



**House For Sale**

Friday, 27 October 2023

9 Blue Gums Drive, Emerald, Qld 4720

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1033 m2**

**Type: House**



Mark Muldrew

0428836675

**\$420,000 neg**

Located in Blue Gums Estate and within walking distance to the botanical gardens this home has plenty to offer. The home features:- 4 bedrooms- Ensuite and walk-in robe to master bedroom- Open plan living areas- Separate media room- Modern kitchen with stainless steel appliances including dishwasher- Main bathroom with tub, vanity and separate shower recess- Separate toilet- Internal laundry- Outdoor under covered entertainment area - Double lock-up garage with internal access- Split system A/C and ceiling fans throughout- Computerised sprinkler system- Colorbond fencing - Tenanted until December 2023Contact the exclusive marketing agent, Mark Muldrew, for further information and to arrange your private show through.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.