

# 2 Andrea Place, Emerald, Qld 4720



## House For Sale

Monday, 8 July 2024

2 Andrea Place, Emerald, Qld 4720

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



Wendy Thornberry  
0749877779

**\$395,000**

Every now and then you find an absolute gem that has been looked after to perfection and has absolutely nothing to do to it, except move in. Perfectly located within walking distance to the town centre, schools and Hospital, 2 Andrea Place ticks absolutely all the boxes. From the moment you pull up out the front of the home, in the quiet cul-de-sac, you will feel that you have come home. This home features dual living at it's finest. Upstairs you have 3 spacious bedrooms and a storage room with all shelving, plus an office nook. The kitchen upstairs is sure to impress with the granite benchtops and plenty of cupboard and bench space. Reverse cycle split system air conditioning throughout as well, 7 units. This home has been meticulously maintained by the current owners, everything is in it's place. Downstairs you have a full self contained bedroom and living area with it's own bathroom and kitchen. You have the DLUG under the house with internal access and your laundry is located here as well. To top it all off there is a 9m x 6m Powered Shed which in keeping with the house, is immaculate. (one open bay) You have front and back access to the shed. There is a lovely outdoor entertainment area, complete with shade sail, which is also a perfect spot in the afternoons for relaxing and entertaining. You really need to inspect this one if you are in the market for an investment or a family home. I challenge you to find better. The home has well established lawns and gardens under full reticulation and is fully fenced. Contact Wendy Thornberry at Elders on Egerton to arrange your private viewing today. The first to see will buy.