

**25 Emerald Dr, Regents Park, QLD, 4118**

**House For Sale**

Tuesday, 1 October 2024

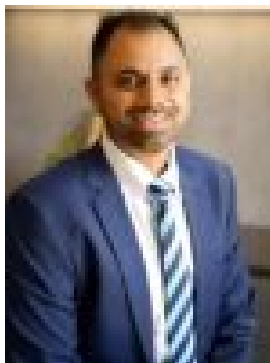
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**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



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## **Don't be the one to miss out!!!**

An exceptional opportunity for first home buyers, savvy investors, or those looking to downsize without compromising on space or style. Set on a sprawling 705sqm block, this property not only offers ample living space but also holds the potential for future expansion with the possibility of adding a granny flat (STCA).

### Property Highlights:

- Freshly painted
- New carpets
- School is only 5 mins walk away
- Bus stop is 2 mins walk away
- Modern spacious kitchen
- Open-plan living
- LED downlights throughout
- 2 split system air conditioning unit
- New hot water system
- Potential to add a granny flat (STCA)
- 705sqm block of land

Step inside and you'll be greeted by three spacious bedrooms, each offering comfort and versatility. The sleek bathroom exudes style and functionality, creating a refreshing retreat within your home. The heart of the property is undoubtedly the expansive open-plan living and dining area, seamlessly integrated with a stunning modern kitchen. With an abundance of cupboard space, this kitchen is a dream for the passionate cook or entertainer, providing the perfect setup for family gatherings or intimate dinners with friends.

For year-round comfort, the home features two air-conditioning units-one in the master bedroom and another in the living room-ensuring you stay cool in summer and cozy in winter. The modern touch continues with energy-efficient LED downlights throughout the home, giving every room a bright, contemporary feel.

Step outside and you'll find an inviting outdoor entertaining area, perfect for weekend BBQs, alfresco dining, or simply relaxing while overlooking a low-maintenance garden. The backyard also features a garden shed for added storage, ensuring space is never an issue as well as a 5000lt water tank.

Location is key, and this home delivers in spades. Just moments from local schools and a mere 2-minute walk to the nearest bus stop, daily convenience is at your fingertips. You're also just a short drive away from the Grand Plaza Shopping Centre, local parks, and quick access to major motorways, making commuting and shopping a breeze.

Whether you're envisioning your first home, adding a smart investment to your portfolio, or enjoying a well-deserved downsize, 25 Emerald Drive, Regents Park, is the perfect blend of modern living, convenience, and future potential. This is a must-see property that won't last long-contact us today to arrange your inspection!