

**35 Moriarty Street, Emerald, Qld 4720**



**House For Sale**

Wednesday, 26 June 2024

35 Moriarty Street, Emerald, Qld 4720

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 8**

**Area: 1220 m2**

**Type: House**



Paul Muldrew

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## Offers over \$735,000 considered

Located in the sought after "Nogoa Rise" estate on a sprawling 1220sqm allotment is this impressive Corbett Built home. The property has been meticulously maintained by the current owners and offers a very stylish living experience. This really is the complete package comprising a beautiful home, manicured allotment plus a large shed with side access to the rear. Surrounded by quality homes in a premium location this is a great place to call home. Features include;- 4 bedrooms all with built-in robes- Main bedroom with ensuite & WIR- Open plan living/dining areas- Impressive kitchen with stone bench tops, quality appliances & walk-in pantry- Separate lounge/media room- Main bathroom with separate shower recess & large bath- Powder room- Laundry with extra storage + built-in ironing station- Triple linen cupboard- Split system AC throughout + ceiling fans- Large covered outdoor area with remote adjustable roof opening to one side- Crimsafe screens & doors - 9m x 7.5m powered shed with roller doors to front side & rear, plus 15amp outlet, ceiling fans, LED lights & TV outlet- 9m x 6m skillion to front of shed- Double garden shed- Rainwater tank to rear of main shed- Sir Walter turf on irrigation system- Side access to back yard with concreted pad area for extra parking- Colourbond privacy fencing Contact the Exclusive marketing specialist Paul Muldrew to arrange your private inspection. 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.