



## Annandale, 9 Emmet Court

A Family Haven at 9 Emmet Court, Annandale - Where Comfort Meets Style

Imagine coming home after a long day to a place that not only meets your needs but exceeds your expectations. This isn't just a house-it's the family sanctuary you've been searching for. Nestled in the peaceful heart of Annandale, 9 Emmet Court is a beautifully designed 4-bedroom, 2-bathroom residence, offering both sophistication and timeless comfort.

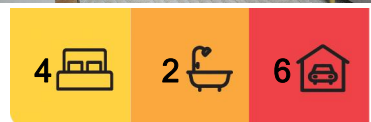
Set on a spacious 844 sqm corner block, this home is perfect for those who crave space, style, and the tranquility of nature, all within a vibrant community. But what makes this property truly stand out?

The Story of 9 Emmet Court:

As you walk through the front door, you'll be immediately greeted by a sense of style and space. The large, bright living areas create a seamless flow from the indoors to the



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Sale**  
Offers over \$759,000.00

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**LJ Hooker Townsville**  
07 44262125

outdoors, where the possibilities for family gatherings, quiet afternoons, and entertaining friends are endless. The stylish yet functional interior design blends elegance with a welcoming atmosphere, making you feel right at home.

**The Heart of the Home:** The kitchen isn't just for cooking-it's where memories are made. With an abundance of storage, and a layout designed for ease and efficiency, it's a space that brings joy to both the aspiring chef and the busy parent. Whether you're preparing a weekday dinner or hosting a special occasion, this kitchen will make every meal a celebration.

**An Outdoor Paradise:** Step outside into your own private retreat. The lush lawn and vibrant plants surround a spacious patio that's ideal for entertaining. The highlight? A sparkling swimming pool that beckons you to dive in during those hot summer days or simply relax on the edge with a refreshing drink. Weekends will never be the same with your very own backyard oasis.

**Restful Retreats:** When the day is done, you can retreat to one of the four spacious bedrooms. Large windows fill each room with natural light, creating a peaceful haven. The master suite is your personal retreat, complete with an en-suite bathroom, providing a quiet space to unwind and recharge.

**Conveniently Located, Yet Peaceful:** While 9 Emmet Court offers the calm of suburban living, it's also perfectly positioned just moments away from local parks, schools, and shopping centers. Annandale, an upmarket suburb of Townsville, is the perfect place for families who seek convenience without sacrificing tranquility. Located just minutes from Townsville Army Base, Townsville University Hospital, and James Cook University, you'll enjoy easy access to all the key institutions.

Despite its proximity to essential services, Annandale maintains its peaceful, relaxed vibe. You'll be far enough from the hustle and bustle to enjoy river walks, bike trails, and a slower pace of life, yet close enough to the Townsville CBD, where you'll find excellent restaurants, cafes, and vibrant nightlife. Whether you're seeking the serenity of nature or the buzz of city life, Annandale offers the best of both worlds.

**For Those Who Need More:** The property includes a double garage-ample space for both your vehicles and extra storage. Whether you have hobbies, sporting gear, or just need room for the family's growing collection, there's plenty of space here.

**9 Emmet Court is More Than a House-It's Your Family's Future Home**

This stunning family residence offers more than just a place to live; it's a place to grow, entertain, relax, and create memories. It's the home where milestones will be celebrated, and quiet moments will be cherished.

With a price guide of offers over \$759,000, this opportunity won't last long.

Don't miss your chance to experience 9 Emmet Court for yourself. Contact us today to arrange a private viewing and see how this Annandale gem can become the perfect place for your family to call home.



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## More About this Property

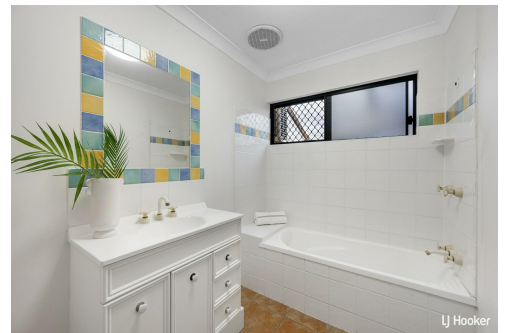
<b>Property ID</b>	3NVHWK
<b>Property Type</b>	House
<b>Land Area</b>	844 m2
<b>Including</b>	Ensuite Toilets (2)

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