



## Bowen, 31 Emmerson Drive

Charming Family Home in Bowen &ndash; Your Perfect Retreat Awaits!

Welcome to your new home in the heart of Bowen! This delightful property offers the perfect blend of comfort and convenience, making it an ideal choice for families, first-time buyers, or anyone seeking a peaceful lifestyle.

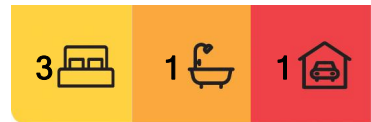
The three bedrooms all have built ins and new carpet has been installed. The main bedroom and open plan living area has a split system to ensure comfort in the heart of the home. An added bonus of this property is the 6.8KWatt solar panel system to save you on your electricity bills.

The modern and newly renovated bathroom allows you to enjoy a well-appointed area that caters to your daily needs with style and functionality.

Keep your vehicle protected from the elements and enjoy the added convenience of extra



**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**  
Please Call

**View**  
[ljhooker.com.au/3D2VMF23](http://ljhooker.com.au/3D2VMF23)

**Contact**  
**Tony Doyle**  
0418 777 967  
[tdoyle@ljhbowen.com.au](mailto:tdoyle@ljhbowen.com.au)

**LJ Hooker Bowen**  
**(07) 4786 2000**

storage space.

Spanning 624 sqm, this property boasts a lush, green yard that's perfect for outdoor activities, gardening, or simply soaking up the sun.

As you approach the home, you'll be greeted by a beautifully manicured lawn that invites you to relax and unwind. The expansive front yard is perfect for kids to play or for hosting summer barbecues with friends and family.

You'll find yourself just a stone's throw away from local amenities, schools, and parks. Enjoy the vibrant community atmosphere while being close to everything you need.

This charming home is ready to welcome it's new owners. Whether you're looking to settle down or invest in a promising property, this gem in Bowen is a must-see!

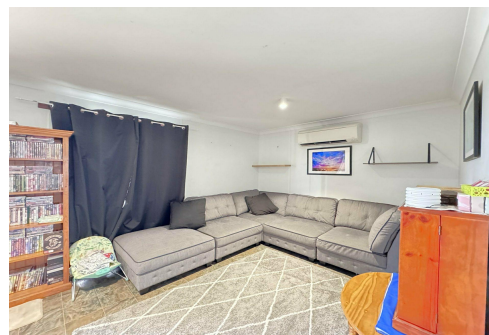
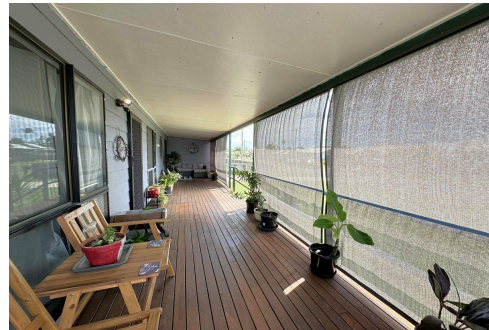
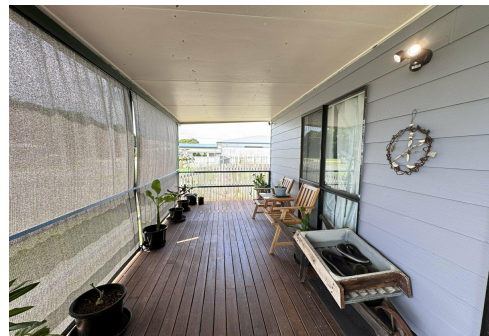
Contact Tony Doyle on 0418 777 967 for an inspection.

## More About this Property

<b>Property ID</b>	3D2VMF23
<b>Property Type</b>	House
<b>Land Area</b>	624 m2
<b>Including</b>	Air Conditioning Toilets (1) Deck Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage Close to schools

**Tony Doyle 0418 777 967**  
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