



Bowen, 33 Emmerson Drive

Central Position

New investment or first home!

This thoughtfully designed residence offers a perfect blend of comfort and contemporary living, making it an ideal choice for singles, couples, or investors .BRAND NEW

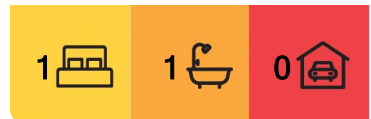
Fully airconditioned throughout the home ensuring comfort on those hot summer days. The bedroom has a large built-in wardrobe for all your storage needs.

The Kitchen has modern appliances and plenty of cupboard space. The open plan living area flows through to a charming deck, offering an inviting space for relaxation and outdoor entertaining.

The well-appointed bathroom has been designed for luxury and convenience with modern fixtures and finishes.

This newly built home is situated at the back of the 624m2 block, providing potential for landscaping or future enhancements.

Whether you are looking to invest, downsize, or find your first home, this property offers an



For Sale
Please Call

View
ljhooker.com.au/3D2QHF23

Contact
Tony Doyle
0418 777 967
tdoyle@ljhbowen.com.au



LJ Hooker Bowen
(07) 4786 2000

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.

exceptional opportunity.

OPTION 2

This property comes with fully council approved plans for a second dwelling at the front. So this first class builder will build the second 2 bedroom home for \$ 280,000.

SO lets do the numbers --- you can have 2 brand new homes on one block for \$ 675,000.

AND have no body corporate..

SO lets do the numbers . Back house rent \$ 450 / week.

Front house \$550 / week.

Total \$ 1000 / week. AND all brand new.

For further information or to arrange a private viewing, please do not hesitate to contact us.

Contact Tony Doyle on 0418 777 967.

More About this Property

Property ID	3D2QHF23
Property Type	House
Land Area	624 m2
Including	Air Conditioning Toilets (1) Deck Outdoor Entertaining Built-in-Robes

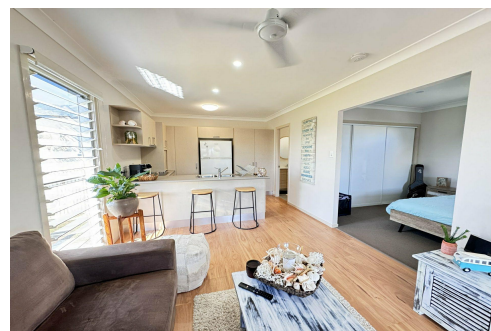
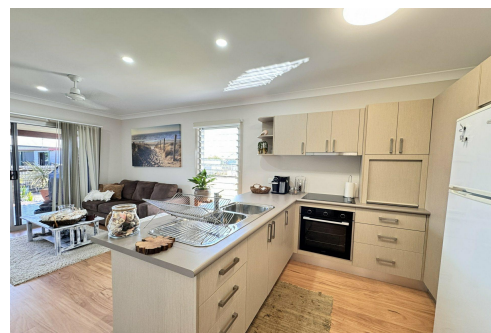
Tony Doyle 0418 777 967

Principal & Business Owner | tdoyle@ljhbowen.com.au

LJ Hooker Bowen (07) 4786 2000

1-36 Powell Street, BOWEN QLD 4805

bowen.ljhooker.com.au | bowen@ljhbowen.com.au



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