



1 Mount Macarthur Boulevard, Capella

## Modern Comfort Meets Easy Living!

Step inside this beautifully presented home and enjoy effortless modern living in a highly functional open-plan layout. The stylish kitchen is well-equipped with quality appliances including a dishwasher and wall oven-perfect for home cooks and entertainers alike.

### Property features:

- 4 Bedrooms featuring built-ins
- Master including Ensuite and walk in robe
- Spacious open-plan living and dining
- Modern kitchen with quality appliances
- Split system air conditioning throughout
- Ceiling fans for added comfort
- Double lock-up garage with remote access
- Fully fenced, low-maintenance backyard
- Internal Laundry
- Rates Notice \$2,607.78 p/a Approx.

### Rental Information:

- 6 Month Lease
- Lease end 14/05/2026
- Rental Income \$440.00 p/w

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.

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**FOR SALE**  
OFFERS ABOVE \$395,000

### AGENTS

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### AGENCY

LJ Hooker Emerald  
(07) 4987 5355



- Last Increase 14/05/2024

Whether you're a first home buyer, downsizer, or investor, this home is the perfect blend of comfort, convenience, and easy-care living. Call today to book a private inspection!

In preparing this advertisement we have used our best endeavours to ensure the information contained is true and accurate, however we accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements. Interested parties should make their own enquiries to verify the information contained in this advertisement.

## MORE DETAILS

Property ID	WM3FJ0
Property Type	House
House Size	140 m2
Land Area	726 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage

**Brenda Logovik 0418 711 507**

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