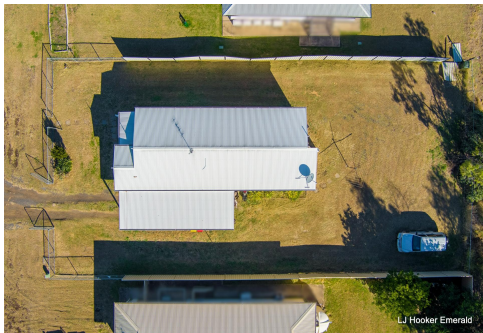




LJ Hooker Emerald



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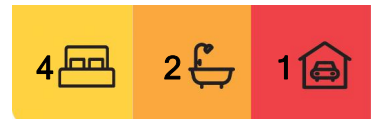
Capella, 13 Newell Court

Family-Friendly Living with Modern Comforts

This well-presented home offers a warm and inviting space perfect for families, first-home buyers, or investors alike. The open-plan living, dining, and kitchen area is fully carpeted, creating a cozy space to relax and connect. The modern kitchen overlooks the lounge and dining area, ensuring you're always part of the family activity.

Property Features:

- *Three additional bedrooms with built-in wardrobes
- *Master bedroom with a walk-through wardrobe leading to a private Ensuite
- *A well-appointed bathroom with separate shower and bathtub
- *A separate toilet with a wash basin
- *Spacious laundry with extra built-in storage
- *Ceiling fans throughout the home
- *Split system air conditioning in the main living area and master bedroom
- *Property Built in 2007.



For Sale
OFFERS ABOVE \$269,000

View
By Appointment

Contact
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LJ Hooker Emerald
(07) 4987 5355

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.

*Council Rates - \$2,442.00

*Water Rates - \$715.00

Rental Information

*Rental Income - \$400.00P/W

*Lease Start -20/06/2025

*Lease End -12/06/2026

Outside, the property is fully fenced and features a welcoming front deck - the perfect spot to enjoy your morning coffee. A single carport sits conveniently to the side of the home for secure off-street parking.

Whether you're looking for your next home or a smart investment, this property ticks all the boxes. This home won't last long so call LJ Hooker Emerald today to arrange your viewing!

Disclaimer we have in preparing this advertisement used our best endeavors 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.

More About this Property

Property ID	W63FJ0
Property Type	House
House Size	96 m2
Land Area	800 m2

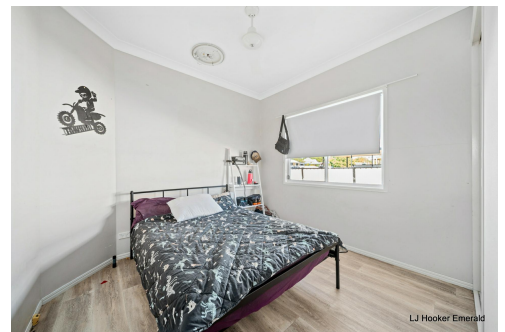
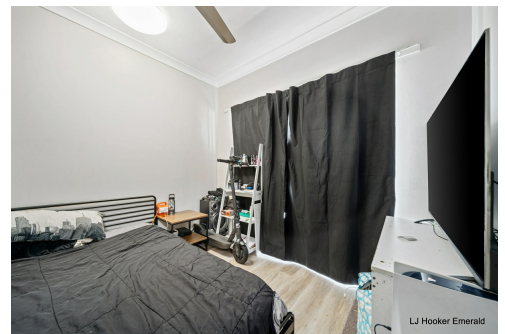
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