



1/38 Berthun Street, Emerald

Spacious 3 Bedroom Duplex in a Prime Location - Walk to Marist College

Positioned in a convenient and sought-after location, this well-presented 4 bedroom duplex (or 3 bedrooms plus large separate office) offers a fantastic opportunity for investors or owner occupiers alike. With generous proportions and a functional layout, this property is designed for comfortable, low-maintenance living.

Property Features:

- 3 Bedrooms with built-ins
- Large office featuring built-in
- Ensuite to master bedroom
- Ceiling fans and air conditioning to all bedrooms
- Spacious open plan living and dining areas
- Well-appointed kitchen with ample storage
- Generous laundry with plenty of bench and cupboard space
- Private, shaded outdoor entertainment area
- Double lock-up garage with internal access and extra height suitable for mine-spec vehicles
- Within walking distance to Marist College Emerald

This property presents an excellent opportunity to secure a quality

3 2 2

FOR SALE
OFFERS ABOVE \$439,000

AGENTS

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AGENCY

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home in a highly convenient location.

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MORE DETAILS

Property ID	WFZFJ0
Property Type	DuplexSemi-detached
House Size	138 m2
Land Area	203 m2
Including	Air Conditioning Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage

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