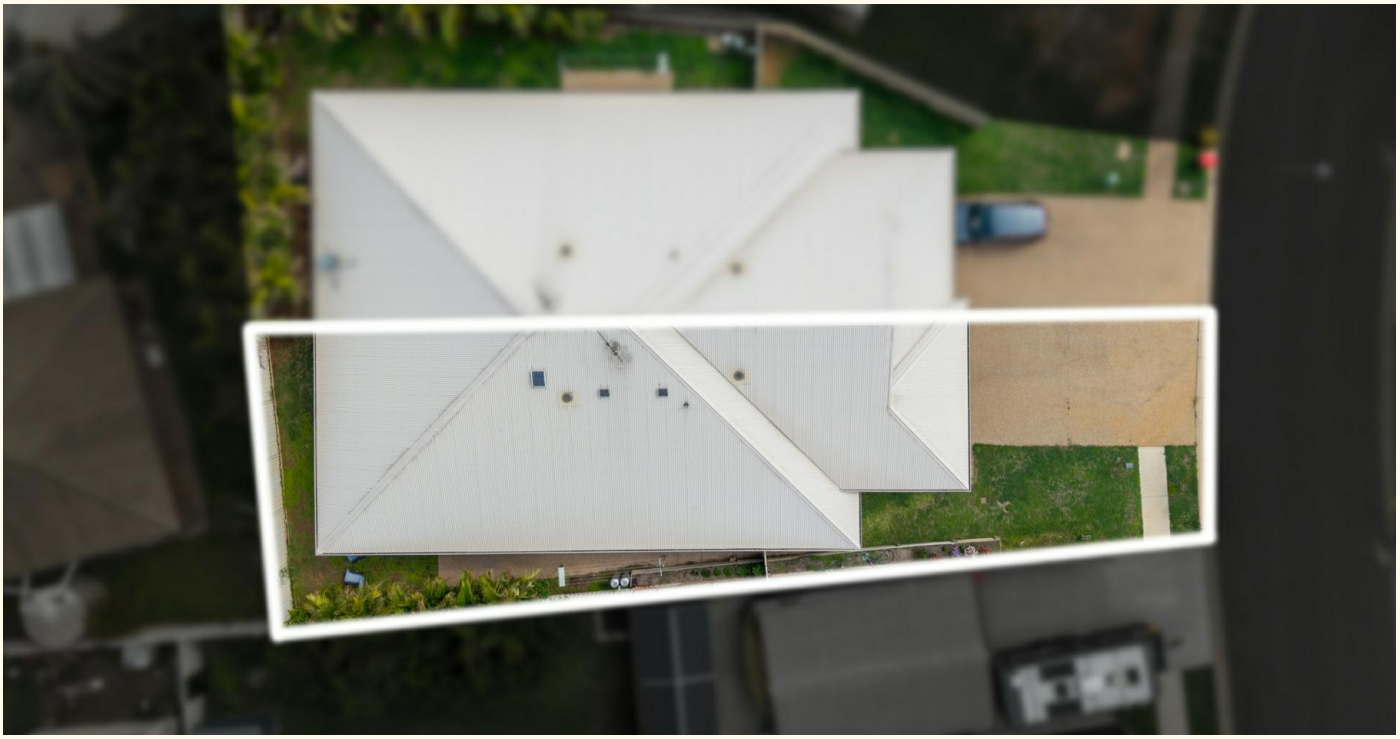








1/38 Berthun Street, Emerald

Spacious, Low-Maintenance Living in a Convenient Location

Positioned in a sought-after and convenient location, this well-presented four-bedroom duplex offers a fantastic opportunity for investors or owner-occupiers seeking space, comfort and low-maintenance living. Featuring three bedrooms plus a large separate office, which could also be utilised as a fourth bedroom, the property offers a versatile layout with generous proportions and plenty of room for the whole family.

Property Features:

- Three bedrooms with built-in wardrobes
- Large separate office with built-in storage
- Master bedroom complete with ensuite
- 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, ideal for mine-spec vehicles
- Conveniently located within walking distance to Marist College Emerald

3 2 2

FOR SALE
$479,000

VIEW
By Appointment

AGENTS
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AGENCY
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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.

Combining space, practicality and a convenient location, this property presents an excellent opportunity to secure a comfortable home or a valuable addition to your investment portfolio.

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 DETAILS

Property ID	WTWFJ0
Property Type	DuplexSemi-detached
House Size	138 m2
Land Area	203 m2
Including	Ensuite
	Study
	Air Conditioning
	Toilets (2)
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage

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