



## Emerald, 1 Fig Tree Court

AVAILABLE NOW!! Space, serenity, and endless possibilities!

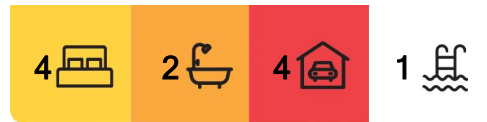
This unique spacious, family home is situated in the quiet Edgewood Estate also perfect for investors as currently tenanted until July 2025! Built on a 4,428 sqm block what more could you want!

### FEATURES INCLUDE:

- \* Large open plan lounge, dining and kitchen.
- \* Main bedroom with Ensuite and built in robes.
- \* 3 additional bedrooms with built in robes.
- \* Separate bath and toilet.
- \* Oversized pergola right off the back of the property.
- \* Inground pool with built in spa.
- \* 2 x large sheds and 1 x garden shed.
- \* plenty of space for the kids to run around and fully fenced.



**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.



**For Sale**  
OFFERS ABOVE \$699,000

**View**  
[ljhooker.com.au/W3EFJ0](http://ljhooker.com.au/W3EFJ0)

**Contact**  
**Brenda Logovik**  
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[blogovik.emerald@ljhooker.com.au](mailto:blogovik.emerald@ljhooker.com.au)

**LJ Hooker Emerald**  
**(07) 4987 5355**

\*Spa is not operational.

#### Rental Information

\*Rental Income - \$600.00 p/w

\*Lease Start - 30/07/2024

\*Lease End - 29/07/25

\*Rental Increase from 30/07/2025

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

<b>Property ID</b>	W3EFJ0
<b>Property Type</b>	House
<b>Land Area</b>	4428 m2
<b>Including</b>	Study Air Conditioning Toilets (2) Pool Spa Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced

**Brenda Logovik 0418 711 507**

Principal | Licensee | Sales Specialist | [blogovik.emerald@ljhooker.com.au](mailto:blogovik.emerald@ljhooker.com.au)

**LJ Hooker Emerald (07) 4987 5355**

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