



10 Racecourse Road, Emerald

## Seize the thrill of racecourse living!

Positioned directly across from the excitement of the racetrack, this 3-bedroom gem combines convenience, comfort, and charm - perfect for those who love to be close to the action.

Features include:

- 3 Bedrooms with built-in cupboards
- Spacious kitchen
- Renovated bathroom
- Ceramic tiled floors to living areas
- Split system air conditioning & ceiling fans
- Separate living area
- Large undercover entertainment area
- Powered shed
- Undercover off-road parking for up to 4 cars
- Solar panels
- Landscaped with mature trees and shrubs
- Fully fenced yard
- Built in 1975.
- Rental Appraisal Upon Request

Don't miss this rare opportunity to secure a home that blends practicality with prime position. Your new chapter starts here - arrange

3 1 4

**FOR SALE**  
OFFERS ABOVE \$359,000

### AGENTS

Brenda Logovik  
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### AGENCY

LJ Hooker Emerald  
(07) 4987 5355

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Interested parties must rely solely on their own enquiries.



your inspection today!

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## MORE DETAILS

Property ID	WBVFJ0
Property Type	House
House Size	114 m2
Land Area	607 m2
Including	Air Conditioning Toilets (1) Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking

### Brenda Logovik 0418 711 507

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