



11 Caprice Court, Emerald

CHARM, COMFORT & LOCATION - YOUR SOUTH SIDE GEM AWAITS!

Positioned on the ever-popular southside of town, this neat and tidy cottage delivers the perfect blend of lifestyle and convenience. Within walking distance to the botanical gardens and local school, this home is ideal for families, first home buyers or savvy investors looking to secure a solid opportunity. Step inside and be welcomed by beautiful timber floors and a warm, inviting feel throughout. The well-appointed kitchen overlooks a spacious back deck-perfect for entertaining guests or enjoying your morning coffee in peace.

Property Features:

- 4 well-sized bedrooms
- way main bathroom
- Large lounge area
- Functional kitchen with dishwasher, overlooking the large rear deck
- Stunning timber floors throughout
- Spacious undercover entertainment deck
- Garden shed for extra storage
- Carport for secure parking

4 1 1

FOR SALE
OFFERS ABOVE \$429,000

VIEW
By Appointment

AGENTS
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AGENCY
LJ Hooker Emerald
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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.

LJ Hooker

- Lush, green yard with plenty of space for kids and pets
- Rates Notice \$3,691.94 p/a Approx.
- Built in 1960.

Rental Information:

- 6 Month Lease
- Lease end 31/07/2026
- Rental income \$460.00 p/w
- Last increase 30/09/2025

Homes in this location don't last long-especially when they offer this much value and charm. Contact us today to arrange your private inspection!

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	WM9FJ0
Property Type	House
House Size	100 m2
Land Area	700 m2
Including	Air Conditioning Toilets (1) Deck Dishwasher Outdoor Entertaining Floorboards Workshop Built-in-Robes Secure Parking Fully Fenced

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Principal | Licensee | Sales Specialist |
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