



12 Coldstream Street, Emerald

## Spacious Family Living in Sought-After The Vines - Move Straight In!

Welcome to your next chapter in the ever-popular The Vines Estate. This well-appointed 5-bedroom, 2-bathroom home offers the perfect blend of space, comfort, and practicality-ideal for growing families, investors, or anyone seeking a relaxed lifestyle with room to move. Set on a generous block and vacant ready for immediate possession, this property is all about convenience and opportunity. With multiple living zones and a large shed, there's space for everyone and everything!

### Property Features:

- 5 spacious bedrooms with built-in wardrobes
- Master bedroom complete with private Ensuite
- Main bathroom with separate shower and bath
- Open-plan kitchen, dining, and living area
- Functional modern kitchen
- Additional living area
- Air conditioning and ceiling fans
- Covered outdoor entertaining area
- 6m x 9m shed with side access

5 2 2

**FOR SALE**  
OFFERS ABOVE \$689,000

**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.

**LJ Hooker**

- Fully fencing yard
- Internal Laundry
- Double garage
- Rates \$3,750.18 p/a Approx.
- Rental Appraisal upon request
- Build in 2011

Whether you're looking to move straight in or secure a solid investment in a desirable location, this property ticks all the boxes. Don't miss out - homes like this don't last long! Contact us today to arrange your private inspection.

In preparing this advertisement we have used our best endeavours to ensure the information contained is true and accurate, however we accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements. Interested parties should make their own enquiries to verify the information contained in this advertisement.

## MORE DETAILS

Property ID	WKEFJ0
Property Type	House
House Size	177 m2
Land Area	853 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Dishwasher
	Outdoor Entertaining
	Workshop
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage

**Brenda Logovik 0418 711 507**

Principal | Licensee | Sales Specialist |  
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