



13 Wright Street, Emerald

MODERN FAMILY HOME WITH SHED IN NOGOA RISE ESTATE

Located in the highly sought-after Stage 2 of Nogoia Rise Estate, this beautifully presented, quality-built home sits proudly on a generous 902m² allotment and offers a fantastic lifestyle for the whole family.

Property features:

- " Spacious 250m² under roof.
- 4 well-sized bedrooms.
- Master bedroom with ensuite and walk-in robe.
- Split system air conditioning throughout for year-round comfort.
- Separate media room.
- Open-plan family and dining area.
- Stylish kitchen with stainless steel appliances.
- Internal Laundry.
- Outdoor entertainment area.
- 9m x 6m powered shed.
- computerized sprinkler system.
- 6kW solar system
- Fully fenced and established yard with side access.
- Built in 2011.
- Rates Notice \$3,797.68 p/a (Excluding Water Usage).
- Rental Appraisal Upon Request

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FOR SALE
OFFERS ABOVE \$649,000

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**

- Sellers wanting to sign 12 month lease

This home offers the perfect blend of space, comfort, and practicality in one of Emerald's most desirable estates. For more information or to arrange your private inspection, contact LJ Hooker Emerald Today.

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	WBMFJ0
Property Type	House
House Size	169 m2
Land Area	902 m2
Including	Air Conditioning Dishwasher Outdoor Entertaining Workshop Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels

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