



15 Callaghan Street, Emerald

FAMILY LIVING IN SOUGHT-AFTER SELMA RISE - READY RIGHT NOW!

Positioned in the ever-popular Selma Rise estate, this well-designed family home offers space, comfort, and functionality-perfect for those looking to move straight in or invest in a quality location. At the heart of the home is a centrally located kitchen that seamlessly overlooks the open plan dining and lounge areas, creating the ideal space for everyday living and entertaining. With multiple living zones and air conditioning where it counts, this home is built for year-round comfort.

Property Features:

- 4 generous bedrooms featuring built-ins
- Main bedroom with private Ensuite
- Spacious open plan living and dining areas
- 2 Living areas
- Split system air conditioning to main bedroom and both living areas
- Central kitchen with great outlook over living spaces
- Double lock-up garage with internal access
- Fully fenced backyard - perfect for kids and pets
- Garden shed for additional storage

4 2 2

FOR SALE
OFFERS ABOVE \$569,000

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.



- Rates Notice \$4,111.04 p/a Approx.
- Built in 2003

Rental Information:

- 6 Month Lease
- Lease end 20/05/2026
- Rental income \$560.00 p/w
- Last increase 15/11/2024

Set in a family-friendly area and ready for immediate occupancy, this home ticks all the boxes. Call today to arrange your inspection-this one won't last!

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	WMBFJ0
Property Type	House
House Size	201 m2
Land Area	822 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage

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