



16 Roseanne Road, Emerald

## Spacious High-Set Family Home - North Side Location

Perfectly positioned close to schools and amenities, this inviting high-set home is designed with family living in mind. Offering plenty of room both inside and out, plus practical under-house storage, it has something to suit everyone.

### Property Features:

- 3 bedrooms with built-in wardrobes
- kitchen including dishwasher
- Split system air-conditioning
- Ceiling Fans
- Enclosed verandahs
- Mature gardens
- Family Bathroom featuring a bathtub
- Fully fenced backyard
- Utility room downstairs
- Covered outdoor entertaining area
- Downstairs laundry
- Solar
- Built in 1993

### Rental Information:

- Currently Vacant - Move in Ready!

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.

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**FOR SALE**  
OFFERS ABOVE \$379,000

### AGENTS

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### AGENCY

LJ Hooker Emerald  
(07) 4987 5355

LJ Hooker

- Last Rental increase - 06/01/2025
- Previously Rented at \$520.00

Rates & Water Notices:  
 Rates - \$1,677.81 Half Yearly  
 Water - \$568.86 Half Yearly

- TRAMPOLINE & TABLE NOT INCULDED

This home combines comfort, convenience, and versatility - ready for its new owners to move in and enjoy.

This home won't last long so call LJ Hooker Emerald today to arrange your viewing!

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

## MORE DETAILS

Property ID	W8HFJ0
Property Type	House
House Size	103 m2
Land Area	710 m2
Including	Air Conditioning Balcony Deck Dishwasher Outdoor Entertaining Floorboards Workshop Built-in-Robes Secure Parking Fully Fenced Remote Garage

**Brenda Logovik 0418 711 507**  
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