



**LJ Hooker**  
172 Borilla St EMERALD



## Emerald, 172 Borilla Street

### Prime Central Location - Endless Potential!

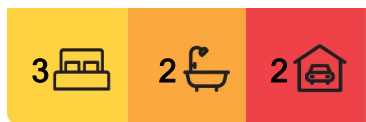
Welcome to 172 Borilla Street, perfectly positioned in the heart of Emerald! This versatile property offers an exciting opportunity for homebuyers, investors, or business-minded buyers looking to secure a solid holding in a central location. Whether you're after a family home with convenience or a savvy investment, this one ticks all the boxes. Enjoy the ease of being just moments from schools, shops, medical facilities, and the CBD - everything you need is right at your doorstep!

#### Property Features:

- \*3 Spacious bedrooms.
- \*Ensuite in master bedroom.
- \*Bath tub in main bathroom.
- \*Split system air conditionings
- \*Open plan living, dining and kitchen.
- \*Large entertainment Area.



**Disclaimer:** 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.



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/W4KFJ0](http://ljhooker.com.au/W4KFJ0)

**Contact**  
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**LJ Hooker Emerald**  
**(07) 4987 5355**

- \*Internal laundry room.
- \*Generous block size
- \*Fully fenced yard
- \*Established trees and gardens
- \*Double undercover carport.

Property Built in 1994.

Whether you're ready to move in, rent out, or renovate, this property offers exceptional potential in a high-demand area.

Don't miss this opportunity! 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 About this Property

<b>Property ID</b>	W4KFJ0
<b>Property Type</b>	House
<b>Land Area</b>	681 m2
<b>Including</b>	Air Conditioning Toilets (2) Built-in-Robes Secure Parking Fully Fenced

**Brenda Logovik 0418 711 507**  
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