



2 DOWNS COURT, EMERALD, QLD, 4720

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



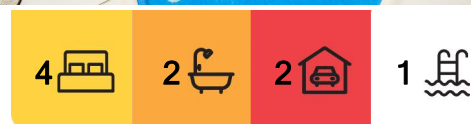
## Emerald, 2 Downs Court

### EXECUTIVE FAMILY HOME IN A PRIME LOCATION!

2 Downs Court, Emerald - a stunning executive home designed for space, comfort, and modern living. Situated on a generous 1,100 sqm block, this beautifully presented residence is perfect for families. Located in a sought-after area, enjoy easy access to shops, schools & parks, all within minutes of your doorstep.

#### Property Features:

- \* 4 Spacious bedrooms with built-in cupboards
- \* Massive master suite with a luxurious Ensuite & large walk-in robe
- \* Open-plan kitchen, dining & living area
- \* Separate media/family room
- \* Spacious office with a built-in cupboard to the room
- \* Internal Laundry
- \* Split system A/C & ceiling fans throughout the property
- \* Large patio & alfresco area perfect for entertaining



**For Sale**  
OFFERS ABOVE \$735,000

**View**  
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- \* Double garage with internal access
- \* Single carport perfect for a boat or caravan
- \* 9m In ground pool
- \* 6m X 6m Shed
- \* 6Klw Solar

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

Property ID	W21FJ0
Property Type	House
House Size	247 m2
Land Area	1100 m2
Including	Ensuite Study Air Conditioning Ducted Cooling Toilets (2) Pool Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels Ceiling Fans Ensuite Built-in Cupboards Internal Laundry

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