



LJ Hooker Emerald



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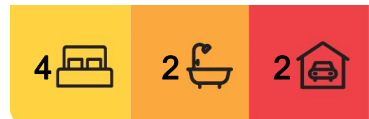
Emerald, 21 Birch Drive

PRICE REDUCED- OFFERS ABOVE \$795,000

Welcome to your dream home at 21 Birch Drive, Emerald! This beautifully constructed 4-bedroom, 2-bathroom residence offers a perfect blend of modern and lifestyle living. Situated just a short drive from the heart of town, you'll enjoy the best of both worlds- peaceful rural living with easy access to schools, shopping, and amenities.

Property Features:

- * 4 Spacious bedrooms, including a luxurious master suite with an Ensuite & Walk-in Cupboard for your convenience.
- * 2 Modern bathrooms: Both with him & her sinks, stylish finishes and ample storage.
- * Modern kitchen with a butler's pantry, extra sink, ample storage, and modern appliances - making meal preparation a breeze.
- * Open-plan living and dining area, perfect for family gatherings and entertaining guests.
- * Enjoy a private darkened family/cinema room with built on 3D projector and surround sound speakers system .



For Sale
OFFERS ABOVE \$795,000

View
ljhooker.com.au/VYNFJ0

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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.

- * A study space for those working from home or needing a quiet area for study.
- * Stay comfortable year-round with split system air conditioning and ceiling fans throughout the home.
- * Internal laundry
- * Double lock-up garage with large walk-in cupboard and internal access
- * Step outside to the entertainers dream with a large outdoor entertaining patio with kitchenette - enjoy outdoor dining with the serene surroundings
- * 12 x 9m triple bay shed with Three Phased Power



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Additional Information

Rates: APPROX \$1,500 (6 Monthly)

Land size: 5,507SQM

Year Built: 2012

Get in quick before Christmas and make this incredible opportunity to own a luxury executive styled home right in time for the new year.

Contact us today to arrange a viewing and experience all that 21 Birch Drive has to offer!

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	VYNFJ0
Property Type	House
House Size	234 m2
Land Area	5507 m2
Including	Ensuite Study Air Conditioning Toilets (2) Balcony Deck Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage Ceiling Fans Butlers Pantry Ensuite



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