



25 Bonython Drive, Emerald

Spacious Family Home with Pool - Ideal Northside Location

Positioned on the highly sought-after northside of town, this generous family home offers the perfect blend of comfort, versatility and convenience. With local parks, walking tracks and schools just moments away, this property is ideally suited for families seeking room to move both inside and out.

Features include:

- 3 bedrooms upstairs, all with built-in robes
- 2 Storage rooms plus office downstairs
- Second bathroom downstairs
- Split system air conditioning throughout
- Large kitchen with ample cupboard space
- Separate lounge and dining areas
- Inground swimming pool with maintenance provided
- Deck overlooking pool
- Covered entertainment area
- Single lock-up Shed to back of property
- Fenced yard
- Double carport to front
- Built in 1990.
- Rates Notice \$3775.76 p/a Approx. (Excluding water usage)

3 2 3

FOR SALE
OFFERS ABOVE \$439,000

AGENTS

Brenda Logovik
0418 711 507
blogovik.emerald@ljhooker.com.au

AGENCY

LJ Hooker Emerald
(07) 4987 5355

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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Rental Information:

- Long term tenants.
- Lease end 20/08/2026.
- Rental Income \$620.00 p/w
- Last rental increase 21/02/2025

This property also offers excellent storage, ample parking options and a fully fenced yard, making it practical for day-to-day living. Call today to secure more information or arrange your private inspection of this fantastic family opportunity!

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	WCSFJ0
Property Type	House
House Size	106 m2
Land Area	615 m2
Including	Study Air Conditioning Pool Balcony Deck Outdoor Entertaining Workshop Built-in-Robes Secure Parking Fully Fenced

Brenda Logovik 0418 711 507
Principal | Licensee | Sales Specialist |
blogovik.emerald@ljhooker.com.au

LJ Hooker Emerald (07) 4987 5355
25 Hospital Road, EMERALD QLD 4720
emerald.ljhooker.com.au | emerald@ljhooker.com.au

