



26 Crozier Court, Emerald

## Peaceful Living in a Prime Location

Nestled in a quiet, family-friendly neighborhood, this solid brick home offers the perfect combination of comfort, space, and convenience. Located just moments from the local dog park and Botanical Gardens, this property presents an ideal opportunity for families, first-home buyers, or investors alike. Step inside to discover a functional layout designed for easy living, with plenty of room for the whole family to enjoy.

### Property Features:

- 4 generous bedrooms
- 2 well-appointed bathrooms
- Light-filled living and dining areas
- Practical kitchen with ample storage
- Internal laundry
- Outdoor entertainment
- Garage positioned to the side with convenient internal access
- Fully fenced backyard - perfect for kids and pets
- Rates Notice - TBC
- Built in 2004

### Rental Information:

- 6 Month Lease

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 \$559,000

### AGENTS

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### AGENCY

LJ Hooker Emerald  
(07) 4987 5355



- Lease end 27/07/2026
- Rental Income \$590.00 p/w
- Last rental increase 17/01/2025

Set on a low-maintenance block, this home offers a relaxed lifestyle in a highly desirable location, close to parks and everyday amenities. Whether you're looking to move in or add to your investment portfolio, this property is one not to be missed.

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	WJNFJ0
Property Type	House
House Size	191 m2
Land Area	655 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage

### Brenda Logovik 0418 711 507

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