



3 Desgrand Street, Emerald

## Modern Corbett-Built Home with Shed in Prime Location

Exuding style and thoughtful design, this impressive Corbett Built Home offers quality living in a highly sought-after location. Perfectly positioned within close distance to schools, playgrounds, tennis courts, a 7-day supermarket, chemist, tavern and much more - everything you need is right at your fingertips.

### Property Features:

- 4 well-sized bedrooms.
- Master bedroom with Ensuite and walk-in robe.
- Galley-style kitchen complete with breakfast bar.
- Internal Laundry.
- Spacious open-plan living filled with natural light.
- Garage with internal access converted into a versatile multi-purpose room.
- Covered alfresco area ideal for outdoor dining and entertaining.
- 9m x 6m powered shed with drive-through access from the front yard.
- Fully fenced 900sqm allotment.
- Built in 2009.
- Rates Notice \$3678.96 p/a (Excluding Water Usage).
- Rental Appraisal upon request.

4 2 2

**FOR SALE**  
OFFERS ABOVE \$569,000

### AGENTS

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### AGENCY

LJ Hooker Emerald  
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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.



- Playground not included in the sale.

This property offers a perfect combination of style, space and convenience - ideal for families or anyone seeking relaxed modern living. Call today to arrange your private inspection - homes of this calibre don't last long!

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	WBPFJ0
Property Type	House
Land Area	900 m2
Including	Ensuite Study Air Conditioning Toilets (2) Dishwasher Outdoor Entertaining Workshop Built-in-Robes Secure Parking Fully Fenced

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