



31 Joel Ernest Drive, Emerald

## Modern Family Home with Pool in Quiet Northside Location

Don't miss the opportunity to secure this modern 4-bedroom home situated in a peaceful Northside location. Offering a great combination of indoor comfort and outdoor enjoyment, this property is ideal for families or investors looking for a well-maintained home with excellent features.

### Property Features:

- 4 bedrooms with built-in wardrobes
- Master bedroom with Ensuite
- Separate lounge and dining areas
- Kitchen with plenty of storage
- Main bathroom featuring bathtub
- Vinyl plank flooring to living areas and carpet to bedrooms
- Split system air conditioning throughout
- Fully enclosed outdoor entertainment area
- ground swimming pool
- Double garden shed for added storage
- Double lock-up garage with remote access
- Colorbond privacy fencing
- Additional concreted parking space for two more vehicles
- Built in 2006

4 2 2

**FOR SALE**  
OFFERS ABOVE \$589,000

### AGENTS

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### 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.



- Rates Notice \$3,536.48 p/a Approx. (Excluding Water Usage)
- Rental Appraisal upon request.

For further details or to book a private inspection, please contact LJ Hooker Emerald.

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	WDTFJ0
Property Type	House
House Size	155 m2
Land Area	801 m2
Including	<ul style="list-style-type: none"> <li>Ensuite</li> <li>Air Conditioning</li> <li>Toilets (2)</li> <li>Pool</li> <li>Dishwasher</li> <li>Outdoor Entertaining</li> <li>Floorboards</li> <li>Built-in-Robes</li> <li>Secure Parking</li> <li>Fully Fenced</li> <li>Remote Garage</li> <li>Solar Panels</li> </ul>

### Brenda Logovik 0418 711 507

Principal | Licensee | Sales Specialist |  
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