



32 Lorroway Street, Emerald

Prime Location - Spacious Family Living!

Walk to the Emerald CBD. Enjoy space, comfort, and convenience in this well-maintained high-set home. Upstairs features three generous bedrooms, all fitted with air-conditioning for year-round comfort. A separate kitchen flows through to the spacious combined lounge and dining area, also air-conditioned, creating a practical and inviting living space. Outside, the large fully fenced yard provides privacy and a safe area for children and pets to play. A garden shed adds valuable extra storage.

Property Features:

- 3 generous bedrooms
- Air-conditioning to all bedrooms
- Air-conditioned lounge and dining area
- Separate kitchen
- Enclosed downstairs entertaining area
- Undercover parking
- Internal laundry downstairs
- Fully fenced yard
- Garden shed
- Rates Notice - \$3,189.02 p/a Approx.
- Water Notice - \$866.00 p/a Approx.

3 1 2

FOR SALE
OFFERS ABOVE \$395,000

AGENTS

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AGENCY

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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.



- Rental Appraisal Upon Request

Downstairs offers excellent versatility. The enclosed area under the home includes undercover parking, the laundry, and a neatly finished space currently utilized as an additional entertaining area - ideal for gatherings, a games room, or extra storage. A solid home in a highly convenient location - contact us today to arrange your inspection!

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	WG3FJ0
Property Type	House
House Size	92 m2
Land Area	961 m2
Including	Air Conditioning
	Toilets (1)
	Balcony
	Outdoor Entertaining
	Floorboards
	Workshop
	Secure Parking
	Fully Fenced

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