



33 Park Avenue, Emerald

Don't Miss Out - Immaculate Residence with Modern Upgrades!

This beautifully presented home has just been refreshed internally with new paint and carpet, offering a comfortable and stylish living environment. The sought-after floor plan provides spacious living upstairs and plenty of storage on the lower level, where renovations have already commenced-giving you the perfect opportunity to customize and add value.

Property Features:

- 3 bedrooms, all with built-in robes
- Open-plan living and dining areas
- Spacious kitchen with gas cooktop and dishwasher
- Fully enclosed front and rear verandahs
- Multi-purpose room on the lower level with air-conditioning
- Lower level renovations already underway - ready for your personal touch
- Bathroom with separate shower and bath
- Refrigerated air-conditioning throughout + ceiling fans
- Solar-tinted windows for added comfort and energy efficiency
- New internal paint and carpet

3 1 4

FOR SALE
OFFERS ABOVE \$429,000

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.



- 6m x 6m powered Colorbond shed
- Double garage with rear access to the backyard
- Privacy Colorbond fencing
- 704sqm allotment.
- Built in 1995.
- Rates Notice \$1,732.63 (Excluding water usage)
- Rental Appraisal upon request.

This home combines comfort, practicality, and modern upgrades, offering a fantastic opportunity for owner-occupiers or investors looking for a property with room to grow. Act Fast! Call LJ Hooker Emerald today to schedule your private inspection and start your journey toward making this home yours.

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	WA1FJ0
Property Type	House
House Size	121 m2
Land Area	704 m2
Including	Air Conditioning Balcony Deck Dishwasher Outdoor Entertaining Floorboards 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

