



## Emerald, 34 Moriarty Street

Conveniently Located Family Home Near Marist College & Botanic Gardens

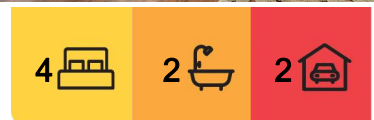
Ideally positioned in a highly sought-after area, this beautifully presented low-set brick home is just a short stroll from Marist College and the Botanic Gardens. Whether you're a growing family looking for a functional and spacious layout or an astute investor seeking a quality property in a prime location, this home is sure to impress.

### Property Features:

- \*4 generously sized bedrooms with Built-ins
- \*Master bedroom with Ensuite and walk-through robe
- \*Modern kitchen including dishwasher
- \*Open-plan living area
- \*Separate media room
- \*Large undercover entertainment area
- \*Split system air conditioning to all rooms plus ceiling fans



**Disclaimer:** 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.



**For Sale**  
OFFERS ABOVE \$559,000

**View**  
By Appointment

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**LJ Hooker Emerald**  
**(07) 4987 5355**

- \*Security screens throughout
- \*Separate internal laundry
- \*Double lock-up garage with internal access
- \*6m x 6m powered Colourbond shed
- \*Double gate side access-perfect for trailers or boats
- \*Computerized sprinkler system for easy lawn maintenance
- \*Fully privacy-fenced yard for peace of mind
- \*Spa

This immaculately maintained home provides an exceptional lifestyle opportunity in a peaceful, family-friendly neighborhood-where comfort, convenience, and quality come together to create the perfect living environment.

Don't miss this opportunity! Contact us today to arrange your private 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 About this Property

Property ID	W4NFJ0
Property Type	House
House Size	149 m2
Land Area	866 m2
Including	Ensuite Study Air Conditioning Dishwasher Floorboards Workshop Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels

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