



34 Pritchard Street, Emerald

Acreage Living in Town - Modern Northside Brick Home with Granny Flat & Subdivision Approval

Escape to your own private oasis while still enjoying the convenience of in-town living. This stunning northside brick home sits on a generous acreage block surrounded by established gardens, offering space, & comfort. With approved plans already in place for subdivision (not yet carried out), this property offers an excellent opportunity for future development.

Designed with modern finishes, high ceilings, and multiple indoor-outdoor living zones, this property is ideal for families, entertainers, and buyers seeking room to grow. Completing the package is a fully self-contained granny flat-perfect for guests, extended family, or additional income.

Property Features:

Main Residence:

- 3 spacious bedrooms, all with built-in wardrobes
- 2 modern bathrooms

3 2 4

FOR SALE
OFFERS ABOVE \$985,000

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.

LJ Hooker

- Main Bedroom featuring Ensuite & walk in robe
- Formal Dinning area with a cozy fireplace
- Fully air-conditioned throughout
- Large Living Area
- Modern kitchen with excellent storage and bench space
- Internal laundry
- Open-plan dining area connecting effortlessly to outdoor spaces
- Front porch to enjoy the morning sun
- Enclosed back verandah ideal for entertaining or relaxing

Outdoor & Property Features:

- Magnesium in-ground pool for year-round enjoyment
- Established gardens with excellent privacy
- 12 automatic sprinklers keeping the lawns immaculate
- 16kW solar system (only 3 years old)
- Rainwater tank
- Fully equipped bore located at the bottom of the property
- Open 6m x 9m carport
- bay shed (14m x 12m) with impressive 3.8m high doors-perfect for caravans, boats, or large vehicles
- Robotic lawn mower
- Established fruit trees
- Built in 1990
- Rates Notice \$3,583.82 p/a Approx.
- Water Notice \$866.00 p/a Approx.

Granny Flat:

- 1 bedroom
- 1 bathroom
- Storage area
- Kitchen and internal laundry
- Completely self-contained-ideal for guests, teens, extended family, or potential rental income

Offering acreage living right in town, this property is truly a rare find-combining modern comforts, outstanding shed space, a pool, & a granny flat,. This home won't last long so call LJ Hooker Emerald today to arrange your viewing!

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	WD6FJ0
Property Type	House
House Size	151 m2
Land Area	10440 m2
Including	Ensuite
	Air Conditioning
	Toilets (3)
	Pool
	Fire Place
	Dishwasher
	Outdoor Entertaining
	Workshop
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Solar Panels
	Water Tank

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