



36 Centenary Drive, Emerald

## IDEAL FAMILY & DUAL LIVING

Positioned within walking distance to local schools and parklands, this well-kept high - set home is perfect for owner-occupiers seeking space and convenience. Upstairs offers three comfortable bedrooms, a light-filled lounge and dining area, and a practical kitchen with ample storage and dishwasher space. Vinyl flooring to the kitchen and dining, plus air-conditioning and ceiling fans ensure year-round comfort. The enclosed front and rear verandahs provide extra living space for the family. Downstairs features a air-conditioned storage room , home office or rumpus, along with a single lock-up garage & entertaining area.

### Property Features:

#### Upstairs:

- 3 bedrooms upstairs
- Air-conditioning & ceiling fans
- Enclosed front & rear verandahs
- Well equipped Kitchen
- Bathroom featuring bathtub

#### Downstairs:

- Air-conditioned multipurpose room downstairs
- Double lock-up garage
- Modern Bathroom
- Kitchenet

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**FOR SALE**  
OFFERS ABOVE \$569,000

### 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.



- Large lounge area
- Internal Laundry
- Single Garage
- 13kw Solar
- 9m x 6m powered shed featuring 6m x 3m side awning.
- 9m x 10m Carport (4M H)
- Fully Fenced yard.

#### Outgoings:

- Rates Notice \$3,465.26 p/a Approx.
- Water Notice \$866.00 p/a Approx.
- Rental Appraisal upon request

Homes in this convenient, family-friendly location don't last long. If you're looking for a comfortable home with space to grow and room to entertain, this property is well worth your inspection. Contact us today to arrange your private viewing and secure your opportunity to make it 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	WGDFJ0
Property Type	House
House Size	108 m2
Land Area	664 m2
Including	Study Air Conditioning Toilets (2) Balcony Deck Outdoor Entertaining Floorboards Workshop Secure Parking Fully Fenced Remote Garage Solar Panels

#### **Brenda Logovik 0418 711 507**

Principal | Licensee | Sales Specialist |  
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25 Hospital Road, EMERALD QLD 4720  
emerald.ljhooker.com.au | emerald@ljhooker.com.au

