



38 Edgewood Drive, Emerald

Welcome to relaxed rural living just minutes from town!

Located only minutes from town, this property offers the peace and space of country living while still being close to schools, shops and local amenities. With facilities ideal for horse lovers and plenty of storage for vehicles or tools, this property caters to a wide range of buyers seeking room to move and a quality-built home.

Property Features:

- Three generously sized bedrooms.
- Master bedroom complete with Ensuite.
- Large kitchen, dining & lounge.
- Main Bathroom featuring bathtub.
- Beautiful polished timber floors.
- Reverse cycle air conditioning.
- Ceiling fans.
- Internal Laundry.
- Huge rear deck perfect for outdoor entertaining.
- Two horse stables and day yard.
- 6m x 7.5m shed with 3m lean-to.
- Rental appraisal upon request.

From the moment you step inside, you'll appreciate the polished timber floors and the seamless flow of the open-plan design. The

3 2 2

FOR SALE
OFFERS ABOVE \$789,000

AGENTS

Brenda Logovik
0418 711 507
blogovik.emerald@ljhooker.com.au

AGENCY

LJ Hooker Emerald
(07) 4987 5355

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living, dining and kitchen area opens right out onto the expansive rear deck-an exceptional space for entertaining, relaxing or simply taking in the tranquil outlook. 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	WD0FJ0
Property Type	House
Land Area	12500 m2
Including	Air Conditioning Evaporative Cooling Deck Dishwasher Outdoor Entertaining Floorboards Workshop Built-in-Robes Secure Parking Fully Fenced

Brenda Logovik 0418 711 507

Principal | Licensee | Sales Specialist |
blogovik.emerald@ljhooker.com.au

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25 Hospital Road, EMERALD QLD 4720
emerald.ljhooker.com.au | emerald@ljhooker.com.au

