



LJ Hooker Emerald



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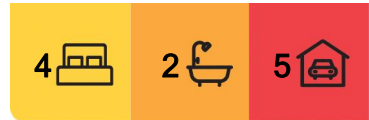
Emerald, 4 Colden Place

PRICE REDUCE - NOW OFFERS ABOVE \$699,000 WILL BE CONSIDERED!

UNDER 300SQM UNDER ROOF - 4 Colden Place - The home that keeps on giving - don't miss out on this incredible opportunity to own this stunning property in Emerald. This beautifully designed 4-bedroom, 2-bathroom presents an exceptional living opportunity with numerous features designed for both comfort and functionality.

Property Features:

- * 4 Bedrooms
- * Separate office
- * All bedrooms include built-in robes, providing ample storage.
- * The main bedroom features a walk-in robe and a large Ensuite with his and hers vanity, a spacious shower with both a rainwater shower head and handheld option
- * The main bathroom offers a separate toilet, shower, and bath, along with an external vanity and additional storage space.



For Sale
PRICE REDUCE - OFFERS ABOVE \$699,000

View
ljhooker.com.au/VYSFJ0

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- * Open-plan layout combining kitchen, dining, and living spaces, promoting a bright and airy atmosphere.
- * Theatre/Media Room: A standalone room perfect for movie nights or relaxation.
- * Kitchen: The gourmet kitchen is well-appointed with:
 - Ample bench space, cupboards, and drawers
 - 900mm gas oven with Teppanyaki plate
 - Gas cooktop
 - Large pantry
 - Dishwasher
- * Spacious outdoor entertainment area with gas outlet and integrated roof speakers for enhanced social gatherings.

Additional Information:

- * 20 KW SOLAR SYSTEM REDUCING ENERGY COSTS FOR HOUSE AND SHED - BIGGEST SYSTEM THAT CAN BE INSTALLED ON PROPERTY WITH 3 PHASE
- * Gas hot water
- * Sensor lights have been installed along the hallway for convenience and energy efficiency
- * LED downlights throughout most rooms, with dimmers for adjustable lighting.
- * New split system air conditioning unit in the carport area, ideal for conversion into an additional living space.
- * WIFI-controlled irrigation system for the Sir Walter, Foxtail palms, and garden beds.
- * Established fruit trees including guava, lemon, orange, peach, apple, dragon fruit, grapevine, and passionfruit, alongside a herb garden with sage, rosemary, parsley, onions, dill, and tomatoes.
- * Exposed aggregate concrete surrounds the entire home, providing a sleek and low-maintenance finish.
- * House and shed equipped with 3-phase power.
- * Land Size: 1,140m²
- * Floor Area: 277m²
- * Shed Size: 144m²
- * Built in 2011

Shed Features:

- * Shed Size: 12m x 12m with:
- * Evaporative cooling and split system air conditioning for comfort.
- * Mezzanine floor for extra storage.
- * Wash tubs and toilets separate for convenience.
- * Concreted rear access for easy access and maneuverability.
- * Skillion roof perfect for housing a caravan or boat.
- * Epoxy flooring for durability.
- * LED lighting both internally and externally.
- * WIFI booster for seamless internet connectivity.
- * 4.5T 2-post hoist for car or equipment maintenance.

The property offers a combination of luxury, functionality, and modern upgrades that cater to family living, entertainment, and workspaces. With its substantial land, space for vehicles, and a high-end shed with all the amenities, it's a standout in the Emerald area. This executive-style home offers not just spacious living and luxurious features, but also a large workshop area, making it ideal for business or hobby use. With modern amenities,



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extensive outdoor spaces, and an impressive shed, it's a must-see for anyone seeking an exceptional family home with room for work and play.

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	VYSFJ0
Property Type	House
House Size	272 m2
Land Area	1135 m2
Including	Ensuite Study Air Conditioning Toilets (3) Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels Ceiling Fans Ensuite

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