



40 Staal Crescent, Emerald

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The Perfect Home to Make Your Own

This property is the ideal choice for a small family or couple wanting a comfortable home with plenty of potential. Well-presented and functional, it also offers the opportunity to add your own style and modern updates to truly make it shine.

Features include:

- 3 bedrooms with built-in robes
- Separate lounge, dining, and kitchen areas
- Split system air conditioning throughout
- Large undercover entertainment area
- Spacious backyard with garden shed
- Fully fenced back yard
- Single lock-up garage plus double carport
- Additional garden shed
- Built in 1992
- Rates Notice \$1,813.53 (Excluding water usage)
- Please note: the evaporative system is not in use.

Rental Information

- Lease end 13/05/2026
- Rental Income \$450.00 p/w
- Last rental increase 14/05/2025.

FOR SALE
OFFERS ABOVE \$369,000

AGENTS

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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.

LJ Hooker

Situated just down the road from the park, this home combines affordability with convenience - and a chance to give it that modern touch you've been looking for. This home won't last long - call LJ Hooker Emerald today to arrange your private viewing!

Disclaimer: We have, in preparing this advertisement, used our best endeavours to ensure the information contained herein is true and accurate. However, we accept no responsibility and disclaim all liability for any errors, omissions, inaccuracies, or misstatements. Interested parties are encouraged to make their own enquiries to verify the information contained in this advertisement.

MORE DETAILS

Property ID	W9PFJ0
Property Type	House
House Size	105 m2
Land Area	714 m2
Including	Air Conditioning Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage

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