

## Emerald, 5 Coolibah Place

The Perfect Blend of Country Charm & Town Convenience!

Set on a generous 7,073 sqm block in the ever-popular Edgewood Estate, this beautifully presented property offers the ideal mix of space, comfort, and convenience. Whether you're dreaming of room for a horse or two, or simply want more freedom for the kids to explore, this home delivers in spades.

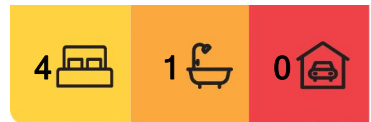
Step inside and feel instantly at home with polished timber floors, open-plan living, and a relaxed rural vibe - all just minutes from town.

### Property Features:

- \*4-bedroom with air-conditioning & Built in robes.
- \*Polished timber floors.
- \*Open plan living area & dining.
- \*Split system throughout.



**Disclaimer:** 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.



**For Sale**  
PRICE REDUCED TO SELL \$599,000  
NEGOTIABLE

**View**  
[ljhooker.com.au/W36FJ0](http://ljhooker.com.au/W36FJ0)

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**LJ Hooker Emerald**  
**(07) 4987 5355**

- \*Large bathroom & Separate toilet.
- \*Internal Laundry.
- \*Functional kitchen with plenty of storage.
- \*Full-length front verandah & Large rear patio.
- \*Powered 9m x 8m shed.
- \*3 powered stables (approx. 15m x 4m) and fully fenced rear paddock.
- \*5kW solar system.
- \*Fully fenced block.

Contact us today to arrange your private inspection - lifestyle properties like this don't come around often!

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

<b>Property ID</b>	W36FJ0
<b>Property Type</b>	House
<b>House Size</b>	127 m2
<b>Land Area</b>	7073 m2
<b>Including</b>	Air Conditioning Deck Dishwasher Built-in-Robes Fully Fenced Solar Panels Water Tank

**Brenda Logovik 0418 711 507**  
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