



## Emerald, 58 Braeside Road

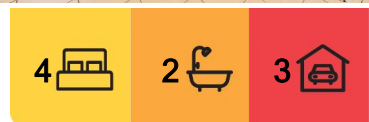
### SPACIOUS TWO-STOREY FAMILY HOME WITH SHED

Located on the sought-after North side of town, this distinctive two-Storey home offers more than just space-it delivers comfort, versatility, and a lifestyle rarely found in the rental market. With a beautifully landscaped yard, a large three-bay shed, and dual access, this property is ideal for families or tenants needing extra room to spread out.

#### Property Features

##### Downstairs:

- \*Family-sized kitchen with a double-drawer dishwasher.
- \*Dining area that opens onto the covered outdoor entertainment area.
- \*Spacious lounge.
- \*Large master bedroom with walk-in robe.
- \*Bathroom plus a separate toilet.
- \*Internal laundry.



**For Sale**  
Offers Above \$459,000

**View**  
By Appointment

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

**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.

## Upstairs:

- \*Three well-sized bedrooms with built-in robes
- \*Additional lounge/rumpus area with balcony
- \*Office/study area
- \*Second bathroom

## Additional Features:

- \*Air conditioning throughout with ceiling fans in selected areas
- \*Three-bay shed with easy street access
- \*Additional carport and dual access to the property
- \* Rental Appraisal Upon Request.
- \*Built in 1995.

## Council Rates & Water Rates:

- \*Water - \$787.00p/a
- \*Council - \$3,078.00p/a

Whether you're upsizing, investing, or entering the market, this property offers a great opportunity in a family-friendly location. 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 About this Property

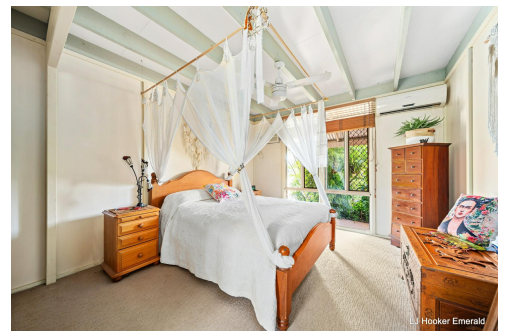
<b>Property ID</b>	W70FJ0
<b>Property Type</b>	House
<b>Land Area</b>	699 m2
<b>Including</b>	Study Air Conditioning Courtyard Balcony Deck Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Fully Fenced

**Brenda Logovik 0418 711 507**

Principal | Licensee | Sales Specialist | [blogovik.emerald@ljhooker.com.au](mailto:blogovik.emerald@ljhooker.com.au)

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