



6 Round Tree Drive, Emerald

## Convenient Family Living in a Prime Location

Positioned within walking distance to a childcare centre, Denison State School and the Botanical Gardens, this well-presented lowset family home offers comfort, convenience and plenty of space for the whole family.

### Property Features:

- 3 generous-sized bedrooms, all with built-in wardrobes
- Spacious lounge room
- Combined kitchen and dining area
- Separate bathroom and toilet
- Internal downstairs laundry
- Polished timber flooring throughout
- Enclosed carport
- Large fully fenced backyard, perfect for children and pets
- Rental Appraisal upon request
- Rates Notice TBA

Enjoy the convenience of being close to local schools, parks and amenities while benefiting from a spacious and family-friendly home. Don't miss this opportunity - contact us today to arrange your inspection!

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**FOR SALE**  
OFFERS ABOVE \$379,000

**VIEW**  
By Appointment

**AGENTS**  
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**AGENCY**  
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 **LJ Hooker**

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## MORE DETAILS

Property ID	WNXFJ0
Property Type	House
House Size	102 m2
Land Area	730 m2
Including	Air Conditioning
	Toilets (1)
	Deck
	Outdoor Entertaining
	Floorboards
	Built-in-Robes
	Secure Parking
	Fully Fenced

**Brenda Logovik 0418 711 507**

Principal | Licensee | Sales Specialist |  
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