



8 Charlton Street, Emerald

Modern Family Living in the Popular Mayfair Area

Ready and waiting for you is this modern family home, ideally positioned in the popular Mayfair area and just around the corner from the Mayfair Tavern, chemist and local schools. Offering comfort, convenience and plenty of space for the whole family, this home presents a fantastic opportunity for buyers or investors alike. With a functional layout and a generous backyard, this property is designed for easy living and relaxed entertaining.

Property Features:

- 4 spacious bedrooms
- Built-in robes to all bedrooms
- Ceiling fans throughout the bedrooms
- Air-conditioning to the main bedroom and living area
- Open plan kitchen, living and dining area
- Security screens throughout
- Covered patio off the living area
- Large backyard
- Fully fenced allotment
- Double remote garage
- Rates Notice \$3,999.28 p/a Approx.
- Water Notice \$866.00 p/a Approx.

4 1 2

FOR SALE

Please Call

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.



- Rental Appraisal Upon Request.
- Shower screen getting installed prior to settlement *

Located in a family-friendly area close to shops, schools and everyday conveniences, this property offers both lifestyle and practicality. Book your private inspection today to see everything this home has to offer.

In preparing this advertisement we have used our best endeavours to ensure the information contained is true and accurate, however we accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements. Interested parties should make their own enquiries to verify the information contained in this advertisement.

MORE DETAILS

Property ID	WH6FJ0
Property Type	House
House Size	123 m2
Land Area	900 m2
Including	Air Conditioning
	Toilets (1)
	Courtyard
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage

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Principal | Licensee | Sales Specialist |
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