







9 Blue Gums Drive, Emerald

Modern Family Living in Blue Gums Estate

Perfectly positioned in the popular Blue Gums Estate and within easy walking distance of the Botanical Gardens, this well-presented four-bedroom home offers comfortable family living, modern finishes and plenty of space to enjoy both indoors and out. Designed with practicality in mind, the home features generous open-plan living, a separate media room and a modern kitchen, while the covered outdoor entertaining area provides the ideal space to relax or entertain.

Property Features:

- Four spacious bedrooms
- Master bedroom with ensuite and walk-in robe
- Open-plan living and dining areas
- Separate media room
- Modern kitchen with stainless steel appliances and dishwasher
- Main bathroom with bathtub and separate shower
- Separate toilet
- Internal laundry
- Covered outdoor entertaining area
- Double lock-up garage with internal access
- Split-system air conditioning and ceiling fans throughout

4 2 2

FOR SALE
OPEN TO OFFERS $595,000

VIEW
Sat 14th Nov @ 9:20AM - 9:40AM

AGENTS

Brenda Logovik
0418 711 507
blogovik.emerald@ljhooker.com.au

Brenda Logovik
0418 711 507
blogovik.emerald@ljhooker.com.au

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

- Computerised sprinkler system
- Fully fenced with Colorbond fencing
- Rates Notice TBA
- Built in 2009

With its convenient location, family-friendly layout and low-maintenance outdoor areas, this property is well suited to families, first-home buyers or investors looking for a quality home in a desirable Emerald location. For further information or to arrange your private inspection, contact LJ Hooker Emerald today.

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.

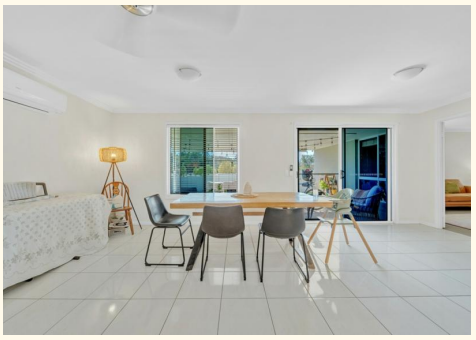
MORE DETAILS

Property ID	WT1FJ0
Property Type	House
House Size	169 m2
Land Area	1033 m2
Including	Ensuite Air Conditioning Toilets (2) Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage

Brenda Logovik 0418 711 507
Principal | Licensee | Sales Specialist |
blogovik.emerald@ljhooker.com.au
Brenda Logovik 0418 711 507
Principal | Licensee | Sales Specialist |
blogovik.emerald@ljhooker.com.au

LJ Hooker Emerald (07) 4987 5355
25 Hospital Road, EMERALD QLD 4720
emerald.ljhooker.com.au | emerald@ljhooker.com.au











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.