



## Evatt, 10 Emerton Street

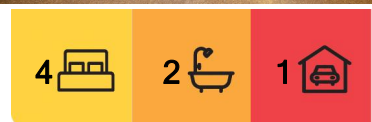
### Affordable Home with Ample Space & Big Potential

Auction Location: On Site

Great Opportunity in Quiet Loop Street —Endless Potential

Located in a quiet loop street, this 4-bedroom home offers an affordable entry into popular Evatt, providing a fantastic opportunity for those looking to make their mark and add value. With enormous potential, this property is perfect for first-time buyers, renovators, or investors looking for a home that can be easily upgraded to reflect personal style while benefiting from significant future growth.

The home features a sunny living area that serves as the heart of the home, offering ample space for family gatherings and day-to-day relaxation. The large lock-up garage provides secure parking or additional storage, with the bonus of a separate garage adding even more functionality and convenience. Positioned in an elevated spot, this property offers



**For Sale**  
AUCTION

**View**  
[ljhooker.com.au/1TYRFMF](https://ljohnhooker.com.au/1TYRFMF)

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**EER** ★★★★★



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**LJ Hooker Manuka**  
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extra privacy and provides peaceful views of the surrounding area, creating a sense of tranquility while still being close to all amenities.

The home boasts 4 generously sized bedrooms, offering ample space for family, guests, or a home office. The master bedroom features a private ensuite, providing added convenience and comfort, while the remaining bedrooms offer plenty of room for family members, guests, or even a home office setup.

The spacious open plan living and dining area is perfect for family gatherings and day-to-day relaxation, while the kitchen, complete with ample storage, a gas cooktop, and an electric oven, offers excellent functionality. The adjacent extra dining/breakfast area further enhances the home's versatility, providing space for casual meals or additional living options. The spacious layout allows for future enhancements, whether you are looking to open the floor plan, upgrade the kitchen and bathrooms, or simply refresh the home with your own personal style.

This property sits on a good-sized block, offering ample outdoor space for gardening, children's play areas, or even future extensions or additions. The backyard is a blank canvas, ready to be transformed into your dream outdoor living area, making it an ideal space for entertaining family and friends, or for those with green thumbs to create a beautiful garden retreat.

With great potential for upgrading and renovating, this home is a fantastic opportunity to enter the market in a prime location at an affordable price. Whether you're looking for a project home to add value, or simply a place to settle into and enjoy with the option to update as you go, this property offers the flexibility to suit your needs and vision.

Set in a quiet loop street, this property offers the perfect balance of peaceful seclusion and urban connectivity. This home is still close to all essential amenities, including schools, shops, parks, and transport links, offering the perfect balance of tranquility and convenience.

Don't miss out on this exceptional opportunity to secure a home with huge potential in a fantastic location at a price that represents excellent value. Take the chance to turn this house into your ideal home and capitalize on its future growth.

**Features:**

- \* 4 generously sized bedrooms
- \* Master bedroom with ensuite
- \* Open Plan living and dining with additional breakfast area
- \* Kitchen with ample storage, gas cooktop and electric stove
- \* Floorboards throughout
- \* Quiet Loop Street
- \* Large sized block
- \* Affordable entry into suburb
- \* Enormous potential for development
- \* Elevated Position
- \* Proximity to schools, shops, parks
- \* Fantastic value



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Disclaimer:

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## More About this Property

<b>Property ID</b>	1TYRFMF
<b>Property Type</b>	House
<b>Land Area</b>	747 m2
<b>Including</b>	Dishwasher Built-in-Robes Fully Fenced

**Stephen Thompson 0418 626 254**

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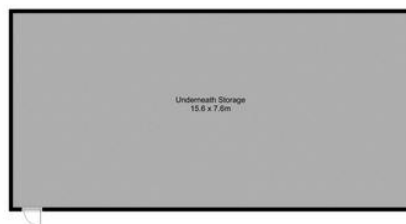
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