



6 Roxburgh St, Capella



## BEAUTIFUL DUAL LIVING HOME

Situated in the beautiful quiet township of Capella, on a double 1466m<sup>2</sup> allotment, with fully fenced yard and side access. 6 Roxburgh Street is ready for you to move in.

### Property Features:

#### Upstairs features:

- Timber look flooring
- Large front verandah perfect for entertaining
- Three spacious bedrooms with carpet, ceiling fans, and built-in wardrobes
- Master bedroom with air-conditioning
- Large lounge room with air-conditioning
- Modern kitchen with beautiful timber bench tops, electric stove, and oven.
- Large dining area
- Recently renovated bathroom
- Plenty of built-in storage

#### Downstairs features:

Full secure self-contained granny flat with separate access to the main house

🚗 5 🏠 2 🚗 4 📏 1,466 m<sup>2</sup>

<b>Price</b>	\$450 pw
<b>Property Type</b>	Rental
<b>Property ID</b>	10895
<b>Land Area</b>	1,466 m <sup>2</sup>

### AGENT DETAILS

Bluemoon TK Property Rentals -  
1800 875 875

### OFFICE DETAILS

Emerald  
34 Egerton St Emerald, QLD, 4720  
Australia  
0749875875



- One bedroom with walk-in robe
- Large study which can be used as a bedroom
- Bathroom and toilet
- Full size kitchen with electric stove and oven
- Open plan living/dining area with plenty of natural light and air-conditioning
- Covered outdoor entertainment area

Outside features:

- Large shed with awning
- Garden shed
- Carport
- Complete with beautiful established gardens

THE LOCATION:

Capella offers outstanding municipal amenities and is central to and services the Bowen basin. This lovely rural country town is quaint and vibrant. Many choose to call home due to its family friendly community alongside its close proximity to the mines, various farming crops and spectacular scenery. Being only a short 35 minute drive to Emerald you will have the best of both worlds. This property is ideally located within close proximity to Capella State School, Child Day care, Newsagency, Hardware Supplies, Post Office, Pharmacy, Cafe, Pubs, Tennis Courts, Gym and Parklands.

Please enquire online or contact Adams & Jones TK Property on 1800 875 875 for more information.

**\*\*\*IMPORTANT\*\*\*** Whilst every care is taken in the preparation of the information contained herein, TK Property will not be held liable for any errors in typing or information. All information is considered correct at the time of printing. Any interested parties should satisfy themselves in this respect.

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