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That's all we know.













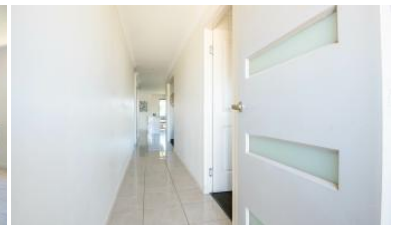




Sold



6 Baird Street, Emerald



## OPPORTUNITY AWAITS YOU!

Step into a world of comfort and convenience with this inviting four-bedroom, two-bathroom residence, perfectly situated in the highly sought-after Mayfair Ridge Estate. Whether you're searching for a family home in a friendly, well-established neighbourhood or a lucrative investment property with strong rental potential, this gem is sure to impress.

In the heart of this family-centric, high-and-dry estate, 6 Baird Street offers unparalleled access to a range of desirable amenities. Enjoy the convenience of a nearby undercover kid's playground and tennis court, all within walking distance, making it easy for the little ones to play and stay active. Plus, you'll appreciate the short drive to the town centre, local schools, and shopping centres, ensuring that everything you need is just moments away.

Features of this comfortable 4 bedroom home include.

- 4 bedrooms with built in cupboards
- Ensuite to master bedroom
- Split system air conditioning and ceiling fans
- Open plan kitchen, family and dining
- Separate media/lounge room
- Large back yard
- Fully fenced yard with side access
- Currently leased at \$470 per week until to 19 Jan 2025.

Don't miss this fantastic opportunity to secure a property in one of Emerald's most desirable locations. Act now to experience the ideal blend of convenience, comfort, and investment potential that 6 Baird Street has to offer. Schedule you're viewing today and envision the possibilities!

For additional information or to arrange your inspection, please contact Rob McFarlane on 0438 792 968 or any of our friendly team at Blue Moon TK Property. We are here to provide you with the professional assistance required for the purchase of your next property.

We have in preparing this information used our best endeavours to ensure that the information contained is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained. Prospective purchasers should make their own inquiries to verify the information contained.

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**Price** SOLD for \$441,250  
**Property Type** Residential  
**Property ID** 10931  
**Land Area** 900 m2

## AGENT DETAILS

Rob McFarlane - 0438 792 968  
Paris Hamblin - 1800 875 875

## OFFICE DETAILS

Emerald  
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0749875875



*rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*