

That's an error.

That's all we know.

















Sold



58 Park Ave, Emerald



### PERFECT FAMILY HOME PRICED TO SELL

This superbly well presented home is the perfect opportunity for anyone wishing to enter the property market at a fabulous price. Positioned in a fantastic location within close proximity to both schools and kindergarten, it is the perfect patch of paradise for the growing family.

The home offers a very functional and well laid out kitchen that features a ceramic cooktop, stainless steel oven. With a lovely open floor plan the dining space flows directly on to the large lounge. For the warm central Queensland summers, complete comfort is assured with this area being air conditioned. The wooden look flooring adds a really classy touch to these living zones.

The four bedrooms are all generously sized, carpeted and offer the added bonus of air conditioning. For the occupiers of the master bedroom, there is the convenience of an ensuite. A stand out feature of the main bathroom would be the advantage of a towel cupboard positioned right beside the shower – no more wet feet traipsing through the house when someone forgets their towel!

Enjoy those relaxing weekend get-togethers on the beautiful under cover timber deck where there is ample room for plenty of people to gather – all you need to do is add a nice large BBQ table and you're set!

The garden shed at the back of the yard provides fantastic space to store the garden tools out of sight and the yard is fenced with colourbond fencing on three sides and the front is gated to keep children and pets safe.

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*

4 2 1 580 m2

**Price** SOLD for \$317,000  
**Property Type** Residential  
**Property ID** 10997  
**Land Area** 580 m2

### AGENT DETAILS

Rob McFarlane - 0438 792 968  
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### OFFICE DETAILS

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