

That's an error.

That's all we know.







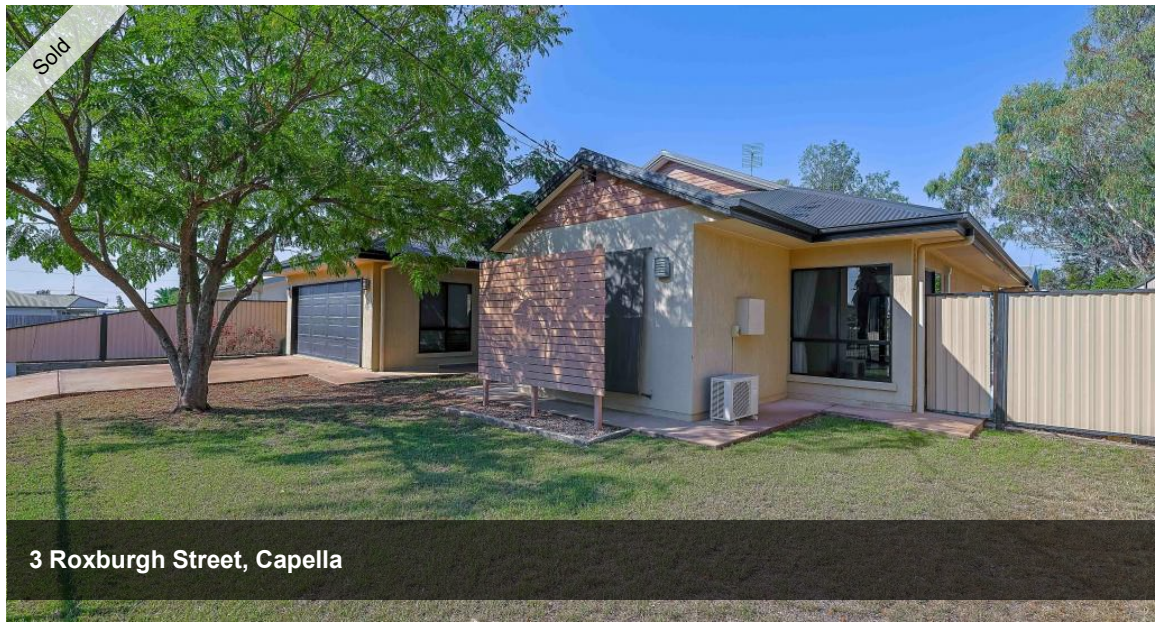












3 Roxburgh Street, Capella



### MODERN LIVING AT ITS BEST

This 4-bedroom home is modern living at its best. Large living area with separate lounge, spacious kitchen and air conditioning to all living areas for the hot QLD summer. Bedrooms have split systems and built in wardrobes. Double Lock Up Garage with remote access for convenience. Large yard with garden shed. If you're looking for a family home or a low maintenance investment property this home is worth your consideration. Features include:

- Land area 733m<sup>2</sup>
- Modern kitchen with stainless steel appliances
- 4 Bedrooms with built in wardrobes
- 2 Bathrooms
- Double Lock up Garage
- Fully fenced yard
- Rental appraisal between \$470 - \$520

#### 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, News agency, Hardware Supplies, Post Office, Pharmacy, Cafe, Pub, Tennis Courts, Gym and Parklands. Book your inspection today to ensure you do not miss out on this chance on securing this great investment opportunity.

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 endeavors 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.

*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*

4 2 2 733 m2

**Price** SOLD for \$412,000  
**Property Type** Residential  
**Property ID** 11000  
**Land Area** 733 m2

#### AGENT DETAILS

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

#### OFFICE DETAILS

Emerald  
34 Egerton St Emerald, QLD, 4720  
Australia  
0749875875



*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.*