



**SOLD**

## WORK! LIFE! BALANCE! DUAL ACCESS WITH DUAL INCOME POTENTIAL!

Berry's Road Access - Western Red Cedar Home - 3Beds, 2Bath, 2Toilets, 2Car! Approx. 975M2!

Berry's Lane Access - Fully Self-Contained 1Bed apartment! Double Garage!

On site Auction! Sunday 22/01/2023 at 12.30pm. Settlement 30/60/90 days negotiable!

This magnificently maintained and renovated home is only minutes' walk from all the amenities Emerald has to offer! Train station, buses, schools, shopping precinct, restaurants, eateries, parks, gardens, medical facilities and more!

The main house features! Large and spacious open plan kitchen with meals, dining, and family living areas. A majestic veranda and deck perfect for BBQ's overlooking the manicured gardens. 3 generous bedrooms, the master with full ensuite, robes, separate family bathroom, laundry, toilet plus carport and off-street parking.

The self-contained apartment features! Separate kitchenette, separate lounge / living area, separate bedroom, bathroom with laundry and Toilet.

Other features include gas & electric appliances, gas ducted heating, cooling, hardwood timber floors, built in robes, carport, double garage / workshop, sheds, veranda, established gardens, dual street access and so much more. Hurry! An inspection will delight!

Thinking of selling now or in the future? For a free-market appraisal Call Lou 0417-166-668 / Leeanne 0404-261 469 or email [lou@atrealty.com.au](mailto:lou@atrealty.com.au)

Statement of information will be available upon request.

Inspection times and property availability are subject to change without notice. Disclaimer: Photo identification & QR code entry upon request at inspections.

All information contained herein is gathered from sources we believe to be reliable. We cannot guarantee its accuracy and interested parties should make and rely on their own enquiries.

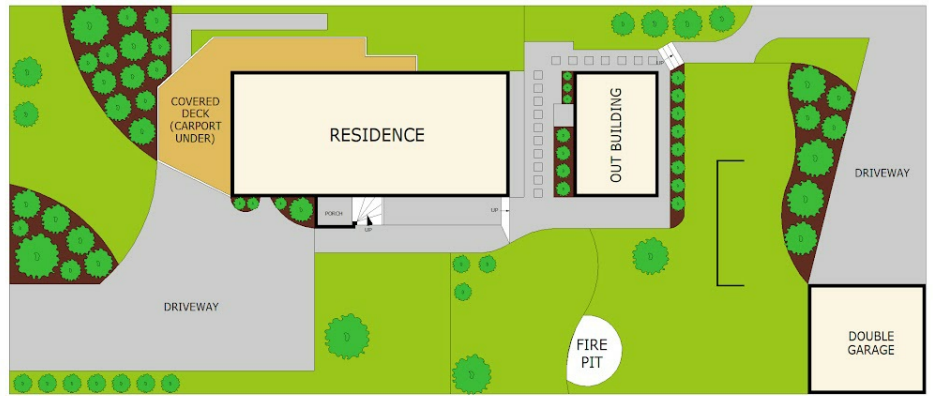
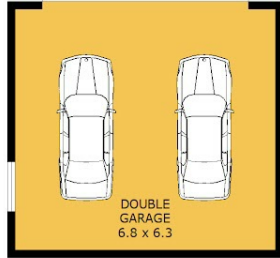
4 BED | 3 BATH | 3 CAR

PRICE:  
\$849,000

OPEN FOR INSPECTION:  
N/A



**Lou Rinnovasi**  
**0417166668**  
[lou@atrealty.com.au](mailto:lou@atrealty.com.au)  
[www.atrealty.com.au](http://www.atrealty.com.au)



**SITE PLAN**



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

Residence	- 121 m <sup>2</sup>
Garage	- 43 m <sup>2</sup>
Deck	- 52 m <sup>2</sup>
Out Building	- 35 m <sup>2</sup>
Porch	- 4 m <sup>2</sup>
<b>Total</b>	<b>- 255 m<sup>2</sup></b>

# 11 Berrys Road, Emerald

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.