3/91 BORILLA STREET, EMERALD, QLD, 4720









SOLD

MODERN 3BR APARTMENT, CENTRAL LOCATION

This sophisticated double-storey apartment at 3/91 Borilla Street presents an exceptional opportunity for the owner occupier or investor. With three generous bedrooms and one well-appointed bathroom and toilet on the upper level, this residence combines modern living with practical design, all set on a manageable 127 square metre block.

Step inside the lower level to discover thoughtfully planned living spaces enhanced by a large open plan living area, adjacent to a large modern kitchen, which flows through to the laundry a second downstair toilet for convenience and the single lock up garage.

Key features include:
• Three spacious bedrooms offering flexible accommodation options
• Modern bathroom with quality fixtures and fittings
• Remote garage providing secure parking and storage
• Double-storey layout creating separation between living and sleeping areas
• Split System A/C to living area and master bedroom, Plus ceiling fans to all bedrooms.

Located on prestigious Borilla Street, you'll be perfectly positioned to embrace everything this vibrant Central Highlands town has to offer. Emerald serves as the region's major service centre, providing excellent amenities while maintaining its welcoming community atmosphere. The town's strategic location along the Nogoa River creates a picturesque setting, while its role as a transport hub ensures excellent connectivity to major centres.

Families will appreciate the exceptional educational opportunities available, with multiple primary schools including Emerald State School, Emerald North State School, and Denison State School all within easy reach. Secondary education options include the well-regarded Emerald State High School and Marist College Emerald, ensuring quality schooling from preparatory through to Year 12.

• Close proximity to Emerald's CBD and shopping precincts
• Easy access to medical facilities and professional services
• Walking distance to parks, recreational facilities, and community amenities

3 BED | 1 BATH | 1 CAR

PRICE:
$360,000

OPEN FOR INSPECTION:
N/A



Lance Gallagher
0429820775
lance@atrealty.com.au
atrealty.com.au/lancegallagher