



FOR SALE

3BR HOME ON 821SQM WITH SHED.

This charming 3-bedroom home is nestled in the heart of Emerald's established Roberts Street neighbourhood. This well-appointed residence offers the perfect blend of modern convenience and small-town charm, making it an ideal choice for families, professionals, or those seeking a peaceful Central Queensland lifestyle just 270 kilometres west of Rockhampton.

The layout features three comfortable bedrooms, two living areas, Built-in wardrobes throughout provide excellent storage solutions, while split system air conditioning ensures year-round comfort in Emerald's subtropical climate. The single bathroom services the home efficiently, and the generous lounge area creates a welcoming space for relaxation and entertaining.

- Single garage\shed
- Split system air conditioning for climate control
- Built-in wardrobes for optimal storage
- Central location
- Expansive 821 square metre fully fenced block offering plenty of space

The substantial 821 square metre allotment presents outdoor living space for gardening enthusiasts, vegetable garden, or simply just space for the kids and pets to play, this generous block delivers on all fronts.

Emerald's reputation as a thriving service centre for Central Queensland's mining and agricultural industries makes this an excellent investment opportunity. The town's diverse economy, anchored by coal mining operations and extensive agricultural activities including cotton, grain, and citrus production, provides strong employment opportunities and economic stability.

Living in Emerald means enjoying access to excellent educational facilities including multiple state schools, Catholic schools, and Marist College, making it perfect for families. The town's comprehensive healthcare services, shopping centres, and recreational facilities ensure all your daily needs are met locally.

With excellent transport connections, including the Emerald Airport and major highway access, this property offers both the tranquility of regional living and convenient connectivity to major centres. Don't miss this opportunity to secure your piece of Central Queensland's thriving heart.

3 BED | 1 BATH | 2 CAR

PRICE:
\$420,000

OPEN FOR INSPECTION:
N/A



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