



EMMADALE GARDENS

HOUSE & LAND PACKAGE
Lot 12 Gumnut Place
Gladstone
\$459,000



"The Milan"

(Colours & Landscaping for illustration purposes only)



3 2 2

Key inclusions:

- 3 bedrooms + study/4th bedroom
- Open plan family/dining/kitchen with a separate home theatre room
- Outdoor alfresco area
- Double lockup garage
- House size: 232m²
- Lot size: 655m²



At Emmadale Gardens you'll fall in love with the leafy nature reserve, the lake and its birdlife, the family friendly playground and the winding hike & bike trails that enhance a healthy lifestyle. Just minutes from schools, shops, parks and beaches, Emmadale Gardens is the perfect place to call home. Kirkwood Road is now complete which means residents will enjoy a much reduced travel time to just about anywhere in Gladstone.

This modern contemporary home has all the space you'll need for the family. 3 built-in bedrooms, together with a 4th bedroom/study, 2 bathrooms and a double lock up garage. On top of this, entertaining will be a breeze with an enclosed home theatre room for movie time, or alternatively there is the outdoor alfresco area for when you'd rather be outdoors. You'll never need to leave the house, it's all here.

The above price is subject to change at any time at the discretion of the developer. Some variation to the price may be required subject to soil test & siteworks. Plans and illustrations are for marketing purposes – dimensions and colours are provided as a guide only. Some homes may be mirror reverse versions of this design. Whilst every care has been taken in the preparation of this brochure, prospective purchasers should undertake their own enquiries in order to satisfy themselves as to the accuracy of the details. CCF Homes reserves the right to alter the specifications.

P: 1800 776 658
E: emmadale@imodamarketing.com.au
W: www.emmadale.com.au
Sales & Information Office: Koowin Drive, New Auckland



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