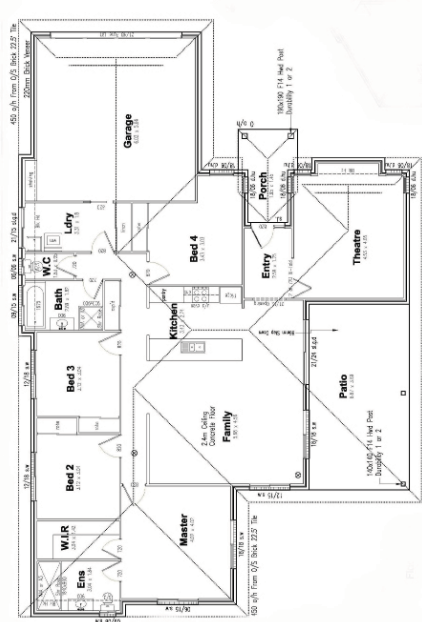




HOUSE & LAND PACKAGE  
 Lot 7 Gumnut Place  
 Gladstone  
 \$495,500



**Key inclusions:**

- 4 built in bedrooms
- Separate theatre room
- Tiled family area & carpet to theatre room & bedrooms
- Air-conditioning to theatre room & master bedroom
- House size: 238.1m<sup>2</sup>
- Lot size: 655m<sup>2</sup>



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 is your true turn key house. There is no need to worry about the extras - they are all included - letterbox, clothesline, driveway, fencing, turf, tinted windows. When you enter the house, you can enjoy the massive open plan living area, which extends to the external under-roof patio. If that isn't enough space, the theatre room is sure to become a great entertainer for the family.

Plans and illustrations are for marketing purposes - dimensions and colours are provided as a guide only. 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. Hotondo Homes reserves the right to alter the plan, specifications, materials, suppliers and price without notice.

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