

# FOR SALE



**\$490,000**

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## 3545 Emu Park Road, Emu Park

### Rural Living In the Heart Of Town!

Do you dream of a private space lifestyle block but without the travel time? Here we have a perfect 1ha property but right on the edge of Emu Park.

Positioned directly across the road from the Emu Park Golf Course. Coorooman Creek and the many local beaches are just minutes away. The lowset brick home displays 4 bedrooms, 2 bathrooms, 2-bay shed, 2 bay garage, several smaller gardens/storage sheds.

Industrial size 10x12m boat shed with a self contained modern unit. Options are endless with the space and size of the surrounds. Access to town water, fenced & level block, and a small stockyard for the pony. This is rural living in town with plenty of room to move and expand! One of the kind, not often brought to the market. Come and arrange a viewing today.



**Kevin Doolan**



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