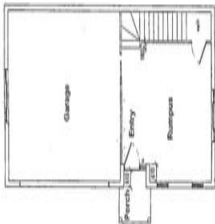


EMMADALE GARDENS

HOUSE & LAND PACKAGE
Lot 67 Bottlebrush Drive
Gladstone
\$562,800

Indicative image only



4 2 2

Key inclusions:

- 4 built in bedrooms + study nook
- Separate rumpus room downstairs
- Large outdoor deck
- Double lockup garage
- House size: 252m²
- Lot size: 987m²



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.

When you're looking for that weekend quiet time with a good book, there are plenty of spaces here that will suit. If you're staying inside, check out the separate formal lounge room, or the downstairs rumpus room. If you're heading outdoors, there's the large patio off the open plan family/dining/kitchen area. The block is huge, so there is plenty of space outdoors for the children to play safely in the fully fenced backyard. Look no further

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.

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