

Just Listed



177A Collier Road, Embleton



Quality and location in one

This property offers you both an attractive home and convenient location, with easy access to Tonkin Highway for trips north and south, several parks and Embleton Primary School in walking distance, Galleria shopping centre just minutes away, numerous other schools nearby and bus stops practically on the doorstep. Embleton Golf Course is also close by if you fancy a round.

The home is set on 378sqm at the rear of a subdivided block, which provides some separation from the road as well as privacy.

The elegant interior will impress, with timber flooring and gleaming floor tiles, neutral décor and feature wall tiling in the bathrooms.

The layout has ample room for family living.

Double front doors open to an entry with another set of double doors to a formal lounge room that could be a theatre room, or place to work from home.

The floorplan also includes a living area that flows through to the dining/kitchen area. The well-equipped kitchen has a breakfast bar where kids can have a snack after school or friends can sit and chat when you entertain. There is also a pantry, stainless-steel appliances, tiled splashback, microwave nook and a good amount of storage.

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Price	\$610,000
Property Type	Residential
Property ID	91

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Sliding doors open to a shady alfresco deck where you can enjoy casual family dinners or host barbecues with friends. The low-maintenance gardens include garden beds, so you can be surrounded by some pretty greenery, but don't need to spend weekends maintaining everything.

The home has three or four bedrooms, depending on your needs.

The master has more of the lovely timber-look flooring, built in robes and a chic en-suite with shower, large vanity unit and separate toilet.

Two more bedrooms with built-in robes, while a fourth has tiled flooring and built-in shelving. If not needed as a bedroom it could be a playroom for younger children or study for older ones.

A second bathroom has a large shower, vanity unit and toilet.

There is a double garage at the front of the home, while a paved area and the driveway provide room for additional parking or for the kids to ride their bikes or even play a bit of basketball.

Other features include ducted reverse cycle airconditioning and solar panels help reduce power bills.

Inside

- Formal living area/theatre room with timber flooring
- Open-plan tiled living/dining/kitchen area
- Kitchen with stainless-steel appliances - including dishwasher, breakfast bar, pantry, tiled splashback and microwave nook
- Master bedroom with built in robes and en-suite with shower, large vanity unit and separate toilet
- Two bedrooms with built-in robes
- Fourth bedroom/study with tiled flooring and built-in shelves
- Main bathroom with large shower, vanity unit and toilet
- Laundry with cabinets
- Ducted reverse cycle airconditioning

Outside

- Covered alfresco area with decking
- Low-maintenance gardens
- Double garage
- Paved area for parking
- Side gate to the backyard
- Solar panels

Estimated current: Water \$1274.28 pa Council \$2150.00 pa

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