

**10 Emerald Street, Marsden, Qld 4132**



**Sold House**

Saturday, 12 August 2023

10 Emerald Street, Marsden, Qld 4132

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 1471 m2**

**Type: House**



Sunny Mennon

0735681888

**\$735,000**

1,471m<sup>2</sup> of LARGE LAND land loaded with development options for subdivision or secondary dwellings! Honestly the size of this site really speaks for itself, but what really excites us here is the surprise access directly behind through Ruby Pathway - a convenient entry point that could make any potential rear redevelopment project a whole lot easier in the future! Owner occupied for over 20 years, 10 Emerald St is a precious property gem that has been tightly held but is now on the market for all homebuyers or investors wanting a solid house on a bigger than average block. Holding a location that has supermarkets and schools all within minutes - this type of house and land combination is always high in demand and very easy to rent out if purchased for investment. #FEATURES: • 3 Bedrooms - all with Built In Robes • Spacious Living with AC • Bright Kitchen & Separate Dining • Main Bathroom with Corner Tub & Shower • Internal Laundry with Storage • Full Length Front Verandah • Covered Rear Patio Entertaining • 6m x 6m Garage Workshop Shed • Side & Rear Access to Backyard • Frontage approx. 19.9m #LOCATION: • 1 min - Marsden State Primary • 3 mins - Marsden State High • 3 mins - Marsden Park Shopping Centre • 3 mins - Imagine Childcare Centre • 5 mins - Marsden on Fifth Shopping Centre • 8 mins - Logan Motorway Entrance • 13 mins - Grand Plaza Browns Plains • 30 mins - Brisbane CBD