

# 109 Kennys Road, Marian, Qld 4753

AREA SPECIALIST

## House For Sale

Monday, 18 March 2024

109 Kennys Road, Marian, Qld 4753

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 856 m2

Type: House



Robyn Agius

0419216364

**\$649,000**

Its Addressed: Positioned in the sought after township of Marian, this spacious, fully air-conditioned 4 bedroom home with pool and shed is a short walk to the local Primary School, Kindy and Marian Town Centre. This rendered block, low maintenance home is fully fenced with double gate side access to shed at the rear of the property. The shed also features an air-conditioned games room with built in bar and a second covered entertainment area overlooking the pool. AT A GLANCE: INSIDE Wide double door entrance with high ceilings throughout Open plan living, kitchen, dining and lounge with direct access to the large covered entertainment area Well appointed Kitchen with dishwasher and corner pantry Generous sized main bedroom with large walk in robe & large shower in ensuite Three other bedrooms are spacious with built in robes, air-conditioning and fans Laundry with ample storage, opening to the back yard AT A GLANCE: OUTSIDE Double gate side access Two entertainment areas - covered entertainment area at rear of house + at shed near pool Large shed 9m x 6m x 3m to eaves, 2.4h clearance with air-conditioned games room and bar Fully fenced back yard In ground, salt water pool Single lock up garage (not remote) 856m<sup>2</sup> Block Rates: \$1859 per ½ year Rental Appraisal approx \$725 per week Quality properties such as this, in this very popular, peaceful, suburb are not on the market for long, please call Robyn on 0419 216 364 to book an inspection. ABOUT MARIAN Within walking distance; Marian Primary School, Kindy, Childcare Centre, Post Office, Railway Hotel, Marian Town Centre: Woolworths, Mitre 10, Veterinary Clinic, Car Wash, the historical Melba House, our iconic Vintage Kiss café and a multitude of other businesses, doctor, chemist and other services. Marian is a very community minded and family orientated township in our beautiful Pioneer Valley; the gateway to the mining hinterland and only a 25-minute drive to Mackay CBD. Mirani is only a short 6-minute drive away to the Council owned Olympic size swimming pool and caravan park, skate park, 18-hole golf course, Mirani Primary and High School and our unique Platypus Beach. Continue your drive up the beautiful Pioneer Valley to Pinnacle and discover the degustation delights of our Flackyard Fine Dining Restaurant, the Whistle Stop Café, try a famous Pinnacle Pie at the pub. There is so much to see and do, walk the Gorge, swimming holes, waterfalls, kayaking in the creeks and more fabulous taste sensations at the Gift Shed Café and One Hungry Mumma at Finch Hatton. We are excitedly watching the Mountain Bike Trail being built which will further enhance our fabulous Valley. Then head to Eungella for platypus viewing, more great food at The Chalet and soaking up our gorgeous valley views. Take a detour via our picturesque Teemurra and Kinchant Dams where fishing is plentiful, and an extensive list of outdoor activities are on offer. If you love an outdoor lifestyle, come and explore the treasures of our Pioneer Valley. For more Real Estate in Marian contact Robyn Agius your Area Specialist. Note: Every care has been taken to verify the accuracy of the details in this advertisement, however, we cannot guarantee its correctness. Prospective purchasers are requested to take such action as is necessary, to satisfy themselves with any pertinent matters.