

**12 Melody Street, Marsden, Qld 4132**



**House For Sale**

Wednesday, 24 January 2024

12 Melody Street, Marsden, Qld 4132

**Bedrooms: 4**

**Bathrooms: 2**

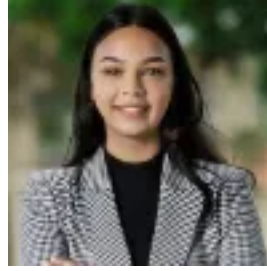
**Parkings: 2**

**Area: 578 m2**

**Type: House**



**REBECCA CUDERMAN**  
0738053108



**ISABELLE OGG**  
0738053108

## Offers Over \$780,000

Tucked away in a quiet pocket just off Third Avenue sits this low-set brick home, located just a short walk to Burrowes State School, parks and childcare facilities - this is a place to call home! This modern residence features a spacious open plan kitchen, fitted with quality appliances & fixtures, with a well designed floor plan that seamlessly flows throughout living areas, and smoothly transitions out onto the large patio that overlooks a great sized yard that provides a sense of privacy and tranquility. Perfectly suited for a young family or the avid entertainer. The back yard has ample room for family to relax and play, with a great sized water tank and room for a garden shed. With the rear of the yard backing onto Burrowes State School you can expect a peaceful and private environment during the nights and weekends. The owners have renovated with brand new carpets throughout, air con, paint and solar power!

**What You Will Love:**

- Brand new carpets throughout
- Split system A/C unit
- Double remote lock-up garage
- Spacious kitchen with modern appliances
- 4 great sized bedrooms with built-ins & ceiling fans
- Spacious floor plan
- Multiple living areas
- Solar power that will reduce your electricity bill drastically!

**LOCATION HIGHLIGHTS:** 14 min walk to Marsden Park 3 min drive Burrows State School 6 min drive Marsden on Fifth Ave Shopping Centre 9 min drive Marsden State High School 11 min drive Logan Motorway 13 min drive Grand Plaza Shopping Centre 36 min drive Brisbane CBD