

**13 Maple Street, Marsden, Qld 4132**



**Sold House**

Monday, 6 November 2023

13 Maple Street, Marsden, Qld 4132

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 5**

**Area: 728 m2**

**Type: House**



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**\$849,000**

Welcome to 13 Maple Street Marsden, a stunning property that currently offers a combined rental return of \$905 per week! The main house has been recently renovated and the granny flat is only 12 months old! If you are looking for a property to add to your investment portfolio or to have sufficient space for the extended family, this is not one to miss! As you step inside the main house, you'll be greeted by a warm and inviting atmosphere, with plenty of natural light flooding in through the large windows. The open-plan living and dining area create a seamless flow, making it easy to relax and unwind after a long day. The well-appointed kitchen is a chef's dream, featuring modern appliances, ample storage space, and plenty of bench space for casual dining. The bedrooms are generously sized and offer built-in wardrobes, ensuring everyone has their own private sanctuary. The master bedroom boasts its own ensuite and air conditioning, providing a touch of luxury and convenience. The home recently underwent all its renovations with the exterior having only just been repainted. The owner has thought through the renovation with even replacing the windows. The oversized granny flat boasts open plan living with a well appointed kitchen containing modern appliances, double sink, and ample storage. The granny flat has 2 bedrooms with built in wardrobes and fans. There is also a spacious bathroom and laundry. Outside, the property sits on a spacious 728 sqm land area, providing plenty of room for outdoor activities and entertaining for both homes. The double garage and carport spaces offer ample parking for multiple vehicles, ensuring convenience & the yards are separately fenced ensuring plenty of privacy. The location is second to none, with easy access to local schools, parks, shops, and public transport options. Don't miss out on this incredible opportunity to secure your dream property. So, don't wait any longer - contact us today to arrange a private inspection and make this property yours!

**Rental Details:** House tenanted until 8th February 2024 at \$495 pw  
Granny flat tenanted until 12th March 2024 at \$410 pw  
Combined Rental Return of \$905 per week!  
Latest rental appraisal up to \$970 per week.

**House Features:-** Recently renovated- Freshly painted externally- Open plan living- Large deck off living space- Air conditioning in living space- Double sink in kitchen- Electrical appliances in kitchen- Carpeted bedrooms- Laundry- Fans in bedrooms with master also having air conditioning - Built in wardrobes in all bedrooms- Master bedroom has ensuite - Well-appointed main bathroom - Downlights throughout- 2 car garage + 2 more spaces under carport

**Granny Flat features:-** 12 months old- Open plan living - Double sink in kitchen- Electrical appliances in kitchen - Well appointed main bathroom with laundry- Bedrooms have fans and built in wardrobes- Air conditioning- 1x carport - Downlights throughout

**Location Highlights:-** 700m to Bus stop-500m to Marsden State School-950m to Marsden State High School (voted QLD's #1 Public School)-1.2km to Marsden Park Shopping Centre-4.1km to Kingston Train Station-31km to Brisbane CBD-59km to Gold Coast

**CONTACT MARSDEN'S #1 AGENT REBECCA CUDERMAN & RIAH MANSER FOR ENQUIRIES.**