

# 154 Queen Street, Marburg, Qld 4346

## Sold House

Wednesday, 14 February 2024



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**Bedrooms: 3**

**Bathrooms: 1**

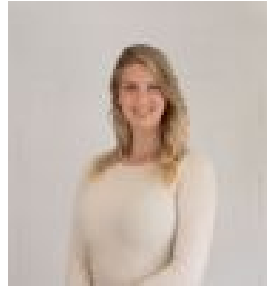
**Parkings: 2**

**Area: 1234 m2**

**Type: House**



Steve Athanates  
0414235933



Amie Tarrant  
0407799442

**\$560,000**

Nestled in a secure and fully fenced yard, this charming property welcomes you with a sense of privacy and peace of mind. As you step inside, the warm ambiance created by laminate floors is complemented by the practicality of tinted windows. Beyond their elegant appearance, these windows play a vital role in regulating the interior temperature, ensuring a cool and comfortable environment, particularly during the heat of summer. The front door, adorned with a stained glass design, serves as a unique and sophisticated entry point, setting the tone for the distinctive features within. The open-plan design seamlessly connects the sunroom and living room, separated by a graceful archway. The living room becomes a cosy retreat with a focal fireplace for chilly evenings, while a ceiling fan ensures year-round comfort. Adding to this comfort is the Mitsubishi air conditioner in the kitchen, not only catering to the culinary space but also extending its influence to the adjoining living room, creating a consistent and enjoyable atmosphere throughout. Moving into the kitchen and dining area, the Fisher & Paykel dishwasher and the air conditioner enhance functionality and comfort. A hallway leads to a well-appointed laundry room, providing ample space for your convenience. The bedrooms are designed with relaxation in mind, featuring fans for a pleasant atmosphere. The master bedroom, complete with a built-in wardrobe and carpeting, offers personalised comfort with its own air conditioning. The additional two bedrooms, each equipped with built-in wardrobes, provide cosy retreats. The bathroom is a modern sanctuary, boasting an oversized layout, dual shower heads, and a luxurious waterfall shower, creating a spa-like experience in the comfort of your own home. Stepping into the backyard reveals a covered entertainment area, perfect for hosting gatherings. The expansive yard offers ample space for outdoor activities and even the possibility of adding a pool. Additional features include a garden shed and a powered 2-bay shed, providing both storage and workspace options. This property is truly a gem, effortlessly combining practical features with stylish touches to create a welcoming and functional home for its future owners. Whether enjoying the cool interior during the summer, relaxing by the fireplace on winter nights, or entertaining in the spacious backyard, this home offers a harmonious blend of comfort and style. For the investors, this property is currently tenanted until the 30th of September 2024 for \$500 per week. Ipswich Council Rates: \$523 per quarter (subject to change) Water Charges: \$59+ per quarter (subject to change) Nearby Locations: • 50 minutes from Brisbane's CBD • 50 minutes from Toowoomba's CBD • 20 minutes from Ipswich's CBD • 1 minutes from Marburg Town Centre • 1 minutes from Marburg State School • 1 minute from nearby parks and recreational areas • 2 minutes from Marburg Showgrounds Most importantly, it has been priced to sell quickly. Don't wait or it will be gone! Listed at offers over \$499,000 Listing Agents: Steve Athanates & Amie Tarrant Don't be disappointed, call me now - I'm waiting for your call. NGU Real Estate Ipswich - with Offices at Brassall, Ripley, Karalee, Greater Springfield and Toowoomba - We've got Ipswich covered! Results Speak Louder Than Words Disclaimer: NGU Real Estate Ipswich has taken all reasonable steps to ensure that the information in this advertisement is true and correct but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own inquiries to verify the information contained in this advertisement.