

**168 Edmond Street, Marburg, Qld 4346**

**STRUD**

**House For Sale**

Thursday, 13 June 2024

168 Edmond Street, Marburg, Qld 4346

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 26**

**Area: 1 m2**

**Type: House**



Jesse Patrick  
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## OFFERS OVER \$1,300,000

Welcome to unmatched potential that does not present itself often!! This property balances residential comfort, ample space, and exceptional development opportunity. This stunning 4-bedroom, 3-bathroom home, set on a vast parcel of land, is an ideal choice for families, investors, and experienced developers, offering substantial sub-division potential (subject to council approval) while retaining the existing home. A welcoming atmosphere awaits with living spaces designed for comfort and entertaining. The open-plan layout ensures a light-filled and inviting environment, perfect for family living and entertaining. The spacious kitchen offers plenty of room for meal preparation and storage, making it the heart of the home where family members can gather and enjoy quality time together. One of the standout features of this home is the large front patio, perfect for outdoor entertaining or simply relaxing while taking in the most breathtaking views. This space provides an excellent setting for BBQs, family gatherings, or enjoying a peaceful morning coffee. Adding to the home's appeal is the unique indoor pool, providing year-round enjoyment and a luxurious touch. Perfect for exercise, relaxation, or entertaining, the indoor pool is a rare and valuable feature that sets this property apart. The substantial land area is arguably the biggest highlight of this property, with ample room for parking caravans, boats, or additional vehicles. The property's significant garage space, capable of housing up to 26 vehicles, is perfect for car enthusiasts, storage, or potential workshop use. The property's sub-division potential (subject to approval) makes it an unmatched investment opportunity. Developers can capitalise on the prime location and substantial land area, offering future capital growth while retaining the existing home for immediate rental income or personal use. With its prime location, versatile living spaces, and significant land area, 168 Edmond Street, Marburg is a rare find in today's market. The property's flexibility and potential make it suitable for a wide range of buyers, from families looking for a comfortable home with room to grow, to investors seeking a reliable income stream, to developers exploring future opportunities. Don't miss out on this incredible opportunity! Schedule an inspection today and seize the chance to make this property your own. Whether you're looking to settle in a spacious family home, capitalize on a fantastic investment, or develop the land, 168 Edmond Street, Marburg has everything you need.

Features of this Home:

- Four Large Bedrooms
- Three Modern Bathrooms
- Multiple Living Areas
- Air-conditioning + Fans Throughout
- Spacious Kitchen + High-quality Appliances
- Massive 26 Car Accomodation
- 3 Phase Power + 6.5kW Solar
- 18m x 18m Shed + Mezzanine Floor
- 15m x 8m Shed
- Significant Subdivision Potential (Subject to Council Approval)
- Large Back Patio
- Indoor Pool
- Fully Fenced 4.4 Acres
- 55,000L Rainwater Storage

Location:

- 12 Minutes to West Moreton Anglican College
- 15 Minutes to Amberley RAAF Base
- 18 Minutes to Riverlink Shopping Centre
- 20 Minutes to Ipswich CBD
- 45 Minutes to Brisbane CBD

Disclaimer: STRUD Property has taken all reasonable steps to ensure that the information contained 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 enquiries to verify the information contained in this advertisement.