

# 17 Chivers Street, Marian, Qld 4753



## House For Sale

Thursday, 18 April 2024

17 Chivers Street, Marian, Qld 4753

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 1012 m2**

**Type: House**



Emma Elliott  
0413925122

## Contact Agent

This charming Queenslander, bursting with personality, perfectly combines tranquility with practicality on a sprawling 1012m<sup>2</sup> parcel of land. Not only will a fortunate family benefit from this serene setting, but they'll also marvel at the recently added show-stopping amenities—a pristine pool and a well-appointed 3 Bay shed. Filled with heart and heritage, this home has been lovingly maintained and progressively updated. The classic Queenslander features, such as a welcoming front verandah, iconic gable silhouette, and stunning timber fretwork, make it nearly impossible not to fall in love at first sight. Inside, the blend of original architectural details with modern improvements respects the home's history while ensuring contemporary comfort. A combination of polished timber flooring and tiles where you need them significantly boosts the functionality of the space without sacrificing style, and with so much space on offer including 3 generous bedrooms, 2 versatile living areas, along with the spacious veranda the possibilities for optimisation are endless. Entertainers will be delighted by the prospect of spending a warm summer evening by the poolside or on the front verandah enjoying a spread of charcuterie and sipping cold drinks. And if you're hosting the whole family? The expansive concrete area beneath the house is the perfect spot for relaxed, breezy alfresco dining. Every corner of this property has been designed to enhance both its functionality and its charm, creating a truly unique home that's ready to be enjoyed by your family. Here in Marian you'll find a beautiful, friendly community atmosphere and live within walking distance to several amenities, employment hubs, and transport options. Plus, you'll be less than 30 minutes away from the Mackay CBD. We can't wait for you to see for yourself just how much 17 Chivers Street has to offer, and why it won't be on the market for long! Why we LOVE 17 Chivers Street... - Highly sought-after style - You just can't beat the classic Queenslander for a family home. Instantly, the classic design features will leave entrants in awe. With its high ceilings, tongue-and-groove wall panelling, casement windows, French doors & polished timber flooring, you'll be hard-pressed to find a home with such inspiring, elegant design as this anymore - Bonus, versatile living space - Thoughtfully tucked away from the ruckus of cooking & dining, the home's primary living zone is generous in size & will be the perfect spot for the whole family to unwind with a movie. Need a little extra space to call your own? The multipurpose sunroom is filled with natural light & currently set up as an office and reading room, it could easily be transformed to a teen's retreat, or even a 4th bedroom! - Inviting kitchen with a touch of modern flair - With its neutral tones, clean lines, ample storage space & contemporary electric appliances, near new dishwasher and a Hydro Zip Tap which provides not only hot and cold water but sparkling water on tap! - 3 spacious bedrooms - These bedrooms do an amazing job at maintaining the home's consistently warm, rustic ambience. Throw a soft, plush rug over the stained timber floors & you'll be all set for comfort & style. The 2 bedrooms to the front of the home open right out onto the verandah via double French doors, where you'll enjoy plenty of blissful mornings in the fresh air with a coffee in hand. One of these bedrooms also has been decked out Elpha racking making it an ideal dressing room! - Massive, well-appointed bathroom - Fresh, neutral, light-filled & extremely spacious! The bathroom currently hosts a large glass-screen shower & single corner vanity, and dual mirrors both with great cabinet storage, there's plenty of room to add a luxurious double vanity or even a tub if you choose. An additional separate toilet is positioned perfectly off the verandah towards the main bedroom, this could be easily converted to an ensuite. - The ultimate man cave - Imagine a space perfectly tailored for not just storage but leisure and hobbies—whether you're tuning up your car, building furniture, or setting up an epic entertainment area with big screens and a sound system for the big game this 3 bay shed has got you covered - Measuring in approx. 8 x 6 x 3.6 (2 bays) and 4 x 10 x 4.2 (Single bay) ideal for a boat or caravan and all 3 roller doors are remote entry! - A sparkling saltwater pool, built in 2023 alongside the shed, offers a refreshing oasis for the summer months. Tastefully enclosed by frameless glass fencing, the pool area includes a poolside deck and an oversized umbrella, providing ample shade for those sunny days. This modern and elegant setup ensures a perfect blend of functionality and aesthetic appeal, making it an ideal place for relaxation and entertainment. - Huge block that's low in maintenance & high in potential - maintenance free and giving you great privacy is the newly installed Colourbond fencing. Whether you find your leisure in entertaining, gardening, swimming or simply kicking your feet up, there's no doubt this place will suit your needs to a T. The wide concrete driveway extends right throughout the underside of the home, creating a generous amount of space for storing a tinny or bikes, setting up a home gym or workshop, putting in a spa, or anything else you need. - Outdoor entertaining galore - Hugging the home is a large L-shaped verandah, perched high off the street for a beautiful outlook. This will be the ideal spot to get a breath of fresh air, all year round. Alternatively, the shaded entertaining zone downstairs captures beautiful breezes & offers plenty of space to unwind while the kids & pets play in the adjacent backyard. - Looking to add to your

investment portfolio - Recent rental appraisal \$670.00 a week- Other features include recently upgraded solar 13.2kw solar, genset connection, easy-care landscaped tropical gardens, side access to shed, well-appointed laundry space, split A/C to main bedroom, sunroom & lounge room, & more! Why we LOVE Marian...- Convenient access to the mines - Marian is an ideal suburb when you're seeking a quality semi-rural living environment while maintaining convenient access to work in Mackay or the Mines - Spend less time driving & more time enjoying it all!- Everything you need close to home - It's easy living when everything you need each day is within a short distance from home - including Marian Central with Woolworths, specialty stores, healthcare & fitness, playgrounds/parks, childcare, primary & high schools- Sense of community & connectedness is achieved through careful planning & design. This is a wonderful place to raise a family. You will be warmly welcomed here- Round of golf anyone? Pioneer Valley Golf Club, a picturesque 18-hole course, is not far away- A water sports enthusiast's haven - Make the most of a day on the water at Kinchant Dam or Mirani Weir, both popular spots for water skiing & kayaking- A place to explore - There are so many places to explore in the Pioneer Valley. Swim & enjoy a picnic along the Pioneer River, explore the local creeks or even take a day trip to the beautiful Finch Hatton Gorge Falls & Platypus Beach swimming hole, & the Eungella National Park State Forest. You will feel like you're on holiday every weekend!Disclaimer: This property is being sold by without a price and therefore a price guide cannot/ or may not be provided. The website may have filtered the property into a price bracket for website functionality purposes.All information has been obtained from the seller. The agent/s cannot verify its accuracy and do not give any warranty as to errors or omissions, if any, in these particulars. Prospective purchasers should satisfy themselves by inspection and making their own inquiries or otherwise as to the accuracy of the particulars. Location shots and use of furniture (real or virtual) are for visual display purposes only and not included in sale. We are not financial advisors or deem to provide financial advice and urge all prospective purchasers to make their own inquiry into funding available.