

# 17 Marmion Parade, Taringa, Qld 4068



## Sold House

Thursday, 26 October 2023

17 Marmion Parade, Taringa, Qld 4068

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 918 m2**

**Type: House**



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**\$1,700,000**

Introducing 17 Marmion Parade, Taringa: An enduring two-storey brick construction poised gracefully within Taringa's heartbeat on a sprawling 918sqm estate. While it effortlessly resonates with immediate move-in allure, the property emanates pronounced potential. Given its substantial land expanse, nearly 15m street spread, and LMR2 zoning for a potential rise of three storeys, the future possibilities for either refurbishment or strategic development (STCA) are undeniable. The ground level showcases a well-thought-out floor plan, incorporating a formal dining space, inviting living room, and a meticulously kept kitchen. The bathroom on this floor, featuring a shower-over-bath design, caters to everyday needs. Additional conveniences include a secure double garage and a shade-enhanced deck. Ascend to the upper level to discover the main living quarters. Here, four spacious bedrooms await, complemented by a bathroom with distinct shower and bath facilities. This level is further enhanced with a laundry space and a family room that gracefully opens to a generous covered deck. Step outside to a pool area, perfect for relaxation or entertaining, set against the backdrop of a vast backyard with a utilitarian shed. Located in Taringa's sought-after precinct and within the catchment of Indooroopilly State and State High Schools, its strategic location is undeniable. Key attractions such as the Indooroopilly Shopping Centre, Toowong Village, and the modern Coles Local Taringa are merely moments away. With top-tier schools, verdant parks, chic cafes, fine dining restaurants, and essential services nearby, everything you need is at your fingertips.

**Key Features:**

- \* 4 generous bedrooms, 2 bathrooms plus a large family room.\*
- \* Air conditioning and ceiling fans for year-round comfort.\*
- \* Tiled kitchen with electric stovetop and oven.\*
- \* Ground floor bathroom with shower-over-bath design.\*
- \* Upper-level bathroom with separate shower and bath.\*
- \* Built-in robes in three bedrooms.\*
- \* Outdoor amenities: pool, water tank, and shed.\*
- \* Solid timber flooring, security screens, and sliding doors.\*
- \* Expansive balcony upstairs and deck downstairs.\*
- \* Practical laundry area with outdoor drying access.\*
- \* Secure double garage.\*

**918m<sup>2</sup> plot, zoned for LMR2, up to 3 storeys.**

**Location Proximity:**

- A stone's throw (30m) from Taringa Playground Park.
- Conveniently close (500m) to Taringa Station and Coles Local Taringa.
- A short jaunt (1.2km) to Indooroopilly Shopping Centre.
- Within the vicinity (1.3km) of Brisbane Boys' College.
- 1.6km to Indooroopilly State High School (Year 7 – 12 precinct).
- 1.9km earmark for Indooroopilly State School (Prep – Year 6 territory).
- 2.9km distance to The University of Queensland.
- A mere 6km drive to Brisbane CBD.

Seize this unparalleled opportunity. For more details and viewing schedules, connect with Team Leo Liu at NGU Real Estate at 0468 394 039.

**Disclaimer** This property is being sold via auction and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes. **\*\*All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided and interested parties must solely rely on their own enquiries\*\***