

19 Marshall Avenue, Sun Valley, Qld 4680



House For Sale

Tuesday, 21 November 2023

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Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 607 m2

Type: House



Donnella Merrett
0400799180

\$369,000

Introducing a charming highset home at 19 Marshall Avenue, Sun Valley, QLD, 4680 - the perfect property for first home buyers, families, or savvy investors seeking a delightful home in a sought-after location. This beautifully maintained residence features three good-sized bedrooms, all with built-in cupboards and ceiling fans. The master bedroom boasts the added comfort of air conditioning, ensuring a tranquil retreat from the Queensland heat. Two modern bathrooms cater to the needs of a growing family, with the main bathroom situated upstairs and a second bathroom downstairs. Step inside to find a welcoming interior, adorned with freshly painted walls and polished floors. The newly installed kitchen exudes contemporary style, complete with a dishwasher, electric cooktop, oven, and a convenient breakfast bar seating area. The dining room features air conditioning, providing the ideal space for family meals or entertaining guests. The separate air-conditioned lounge room invites relaxation and leisurely afternoons. For those who love to entertain, the impressive large back deck on the upper level offers a splendid outdoor space for hosting barbecues and gatherings. On the lower level, discover a second entertainment area with a newly installed spa bath – perfect for unwinding after a long day. The property accommodates two car parking spaces underneath the home, alongside an extra storage room and laundry. The level back yard is a fantastic addition for children and pets to enjoy, complete with a garden shed for all your outdoor storage needs. At a glance: - Two storey home built 1980 set on 607m² block. - Three good sized, one with split system air conditioning, all with ceiling fans and built in cupboards. - Polished timber floors throughout the home. - Newly installed kitchen contains large fridge space, dishwasher and electric oven/cooktop. - Air conditioned lounge room with sliding doors to front verandah. - Modern spacious bathroom with shower, free standing bath and vanity. Second bathroom down stairs for added convenience while entertaining. - Two large under-cover entertainment areas, with a newly installed spa on the lower level. - Fully fenced spacious back yard. - Laundry located on the lower level along with two lockable car parking spaces. - Council rates \$3400 approximately per year. - Estimate rental range is \$440 to \$460. Set on a generous 607 square metre block, this house is more than just a home; it's a lifestyle opportunity. Don't miss out on your chance to secure this delightful property – contact Donnella to arrange a viewing. *Note some images are virtually staged for marketing purposes. **Please note the information in this advertisement comes from sources we believe to be accurate, but accuracy is not guaranteed. Interested parties should make and rely on their own independent enquiries and due diligence in relation to the property**