

# 2/31 Marian Street, Coorparoo, Qld 4151



## Townhouse For Sale

Thursday, 15 February 2024

2/31 Marian Street, Coorparoo, Qld 4151

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 195 m2**

**Type: Townhouse**



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**Price Range: \$1,050,000 - \$1,150,000**

(Also known as 2/108 Chatsworth Road) Nestled in a serene enclave, this property epitomizes the essence of luxury living, offering an unparalleled quality lifestyle amidst peaceful surroundings. Boasting 3 generously proportioned bedrooms, each meticulously designed for comfort and style, residents are treated to a sanctuary of relaxation. The master suite stands as a testament to opulence, featuring an ensuite adorned with high-gloss finishes, a sunken spa bath, and a walk-in robe, providing a haven of indulgence. Step out onto the private balcony from the master bedroom, where panoramic views beckon, inviting moments of quiet contemplation or al fresco relaxation. Bedroom 2 is equally inviting, adorned with mirrored built-in robes and a study nook strategically positioned to capture an abundance of natural light, creating an inspiring space for work or study. This bedroom also enjoys its own private balcony, offering sweeping vistas of the picturesque Coorparoo Hills, enhancing the overall ambiance of tranquility and serenity. Throughout the property, high ceilings create an airy atmosphere, accentuated by the soft glow of downlights, which cast a warm and inviting ambiance. Two distinct living areas provide ample space for relaxation and entertainment, with the main living area boasting a sunken lounge exquisitely finished with brand-new carpets, perfect for intimate gatherings or quiet evenings spent in comfort. The heart of the home, the large kitchen, is a chef's delight, equipped with modern appliances including a new cooktop and built-in microwave. A breakfast bar, complete with a built-in wine rack, offers a casual dining option, while the adjacent meals area provides a cozy space for family meals. Abundant cupboard space and a large fridge void ensure practicality and convenience, catering to the needs of the modern family. The property's low-maintenance features, including a vacuumaid system and solar panels, offer both convenience and sustainability, while polished floorboards downstairs and plush new carpeting upstairs add a touch of elegance and warmth. Freshly painted throughout, the home stands as a blank canvas awaiting personal touches and individual style. With secure parking for two cars, residents can enjoy peace of mind knowing their vehicles are safely accommodated. Conveniently located within a short stroll to shops, and close to schools and dining options, as well as quick access to the coast highway, this property offers the perfect blend of luxury, convenience, and tranquility. Vacant and ready for its new owner, with no body corporate fees, this is an opportunity not to be missed for those seeking a lifestyle of unparalleled comfort and refinement. Disclaimer: The information contained in this website has been prepared by eXp Australia Pty Ltd ("the Company") and/or an agent of the Company. The Company has used its best efforts to verify, and ensure the accuracy of, the information contained herein. The Company accepts no responsibility or liability for any errors, inaccuracies, omissions, or mistakes present in this website. Prospective buyers are advised to conduct their own investigations and make the relevant enquiries required to verify the information contained in this website.