

24 Marnham Street, Acacia Ridge, Qld 4110

Place. **P**

Sold House

Wednesday, 10 April 2024

24 Marnham Street, Acacia Ridge, Qld 4110

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 678 m2

Type: House



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\$780,000

The development opportunities are endless for this post-war cottage on a north/south 678sqm block. Elevated on the high side of a quiet street, maximising sunshine, breezes and leafy outlooks, the LMR zoned site is ripe for transformation. Perfect for buyers seeking their first home, the prime parcel offers immediate liveability and or scope to construct a single sprawling residence or split and build two new homes. *Recently upgraded with fresh paint inside and sanded decks, the existing property is in great condition to rent out while awaiting planning and approvals. Neatly presented, the interiors feature an air-conditioned lounge, a functional kitchen, three bedrooms and a bathroom. Fully fenced with side access, the house opens to a carport, shed, backyard and entertaining area at the rear. Property highlights include:- Elevated cottage on a north/south 678sqm block zoned LMR- Excellent development potential and scope to split the lot*- 2.4m ceilings; timber floors; casement windows- Fresh paint inside; front and side decks newly sanded and painted- Living room with air-conditioning; functional kitchen- Three bedrooms with built-in robes; one bathroom; internal laundry- Secure backyard; undercover entertaining area; easy-care gardens- Side access; tandem carport; lock-up shed

Positioned on a peaceful street, bus stops are around the corner, and the Elizabeth Street Shopping Centre is 500m away, featuring a medical centre, IGA, post office, cafes, eateries and shops. Children are in the Watson Road State School catchment, childcare and private schools are close at hand, beautiful parks are nearby, and the CBD is 30 minutes from your door. *Subject to Brisbane City Council approval

Disclaimer: This property is being sold by auction or without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes

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