

**26 Mariner Boulevard, Deception Bay, Qld 4508**

**House For Sale**

Wednesday, 29 November 2023



26 Mariner Boulevard, Deception Bay, Qld 4508

**Bedrooms: 4**

**Bathrooms: 1**

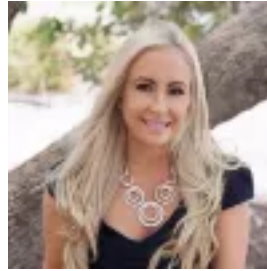
**Parkings: 2**

**Area: 631 m2**

**Type: House**



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## For Sale

Backing on to parkland and within walking distance to schools, public transport and a range of shopping and recreational opportunities, this home offers a life of comfort and convenience. Immediately welcoming, the interior of the home has instant appeal. The open-plan lounge and dining area seamlessly connect, creating a welcoming space for both relaxation and entertainment. The modern kitchen is a chef's delight, with plenty of storage space and a breakfast bar allowing for connection and catchups while meals are being prepared. The spacious while four bedrooms, all with built-ins ensure there is space for all members of the household to reset and recharge. A two-way bathroom adds a touch of practicality, complementing the convenience of a single garage with internal access and an additional carport. Embrace the outdoors with a large covered entertaining area, perfect for gatherings or quiet evenings. The fully fenced yard provides security and privacy, while a garden shed offers additional storage. Benefit from energy savings with the inclusion of solar panels.

- Lowset, four-bedroom home with stylish, hard-wearing finishes
- Open plan lounge and dining area with engineered timber flooring
- Modern kitchen featuring pantry, breakfast bar and quality appliances
- Four bedrooms with built-ins and ceiling fans, the Master boasts air conditioning
- Air conditioning living room for yearlong comfort
- Two-way bathroom
- Single garage with internal access, laundry, and a single carport.
- Large covered entertaining area
- Garden shed
- Fully fenced yard
- Solar panels

For the investors, this property is a golden opportunity, currently rented until May 2024, enjoy immediate returns on your investment, making this residence a strategic addition to your portfolio. With its prime location and the assurance of a steady income stream, 26 Mariner Boulevard stands as a smart and lucrative investment choice. Positioned in a high yielding and hotly sought after region, enjoy the best of both worlds - a serene bayside setting with recreational facilities and amenities nearby, coupled with easy access to North Lakes, the city and Sunshine Coast.

- 350 m to Moreton Downs State School
- 3 min to Deception Bay State High School
- 4 min to Deception Bay Marketplace
- 5 min to Deception Bay North State School
- 10 min to Westfield North Lakes
- 15 min to Kayo Stadium
- 40 min Brisbane
- 50 min Sunshine Coast

Do not miss this exceptional opportunity! Set up your portfolio for success with a cash flow positive property by getting in touch with Lydia Robins today.