

**26 Vivienne Way, Marsden, Qld 4132**



**Sold House**

Tuesday, 30 April 2024

26 Vivienne Way, Marsden, Qld 4132

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 405 m2**

**Type: House**



**REBECCA CUDERMAN**

0738053108

**\$800,000**

Often sought but rarely found sits this brand new impressive family home. It boasts a light filled living room overlooking your large chef style kitchen and walk in pantry, a separate living room, study area, large bedrooms, air cons, stone benchtops and more. Do not wait 12+ months to build, claim your First home owners grant here & move straight in! Built by the reliable Red Rock Homes, this property awaits its new owners. Features List: 221M2 BUILD AREA RED ROCK HOMES BUILD Study nook Carpet to all bedrooms Colourbond roof & fascia High quality timber hybrid flooring Remote double lock up garage 20mm stone benchtops to kitchen & bathrooms Linen cupboard with shelving Built in robes with sliding doors Shelves and hanging rail to robes 3 coat paint system to walls and ceilings 600mm electric cook top Stainless steel electric oven, range hood, dishwasher Electric hot water system Split system air conditioner to main living area and bedroom 1 Security screens to all opening windows and doors Vertical Blinds to all windows and sliding doors External clothes line & Letterbox 12 month maintenance warranty 6 ½ year structural guarantee with QBCC 370m2 land area LOCATION HIGHLIGHTS: 270m walk to Bus Stop 2 min drive to Burrowes State School 3 min drive to Marsden State school 5 min drive to Marsden State High School 3 min drive to Macarthy Fair corner shops 4 min drive to Marsden on Fifth shopping centre 5 min drive to Marsden Park shopping centre 9 min drive to Kingston train station 30 min drive to Brisbane city 50 min drive to Gold Coast