

3 Attewood Avenue, Marsden, QLD, 4132

Sold House

Wednesday, 21 June 2023



3 Attewood Avenue, Marsden, QLD, 4132

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Joe Hawes

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SOLD by JOE HAWES - BLUESTONE PROPERTY MANAGEMENT & SALES

IDEAL HOME or INVESTMENT PROPERTY with WIDE SIDE ACCESS!

Located within the increasingly desirable suburb of Berrinba, this functional and comfortable 4 bedroom residence offers an excellent investment opportunity! Standing proudly on an elevated and near-level 504m² block with wide side access and a spacious yard, this smartly designed single-level home boasts contemporary and timeless style with an open-plan layout, ensuring a solid rental income for astute investors, with an excellent long-term tenant currently in place. Conveniently located only minutes' drive from M6 and M2 Gateway Motorways, Browns Plains CBD, and approximately 25 minutes' drive from Brisbane CBD. Schools, parks, and the Logan Hospital are also within easy reach.

Features include:

- *Spacious and bright open-plan living and dining areas with air conditioning
- *Smartly designed to maximise indoor/outdoor living space, all on one level
- *Living area opens to a large covered and private rear alfresco BBQ terrace and yard
- *Spacious kitchen, large bench space, pantry, dishwasher, electric cooktop
- *Master bedroom opens to terrace, with walk-in-robe, and en suite bathroom
- *3 x generous bedrooms with good separation from the living areas
- *All bedrooms offer fully fitted wardrobes with shelving, hanging space, ceiling fans
- *Quality bathrooms with feature tiling, separate toilet, ample storage
- *Portico entry, double garage with remote control and integrated laundry
- *Sunny, fully fenced, level yard ideal for kids and pets, ample room for pool and shed
- *Wide vehicle side access, ideal for the campervan, boat, trailer, off-street parking
- *Well presented, with scope to personalise, improve, and add even more value
- *Minutes' drive from M6, M2, Browns Plains CBD, schools, parks, amenities
- *Outstanding long-term tenant currently in place, leased until September 2023
- *Very strong local rental demand, with capital growth potential in Berrinba

IF YOU REQUIRE MORE INFORMATION, PLEASE COMPLETE THE ENQUIRY FORM ON THIS WEBPAGE, THANK YOU

Disclaimer

- 1) Do not rely upon the above statements or representation as factual because these particulars do not form part of any offer or contract. They are not intended to make or give representation or warranty whatsoever concerning the property, and any intending purchaser or lessee should satisfy them self by inspection or otherwise as to the correctness of the same.
- 2) The services, equipment and facilities, e.g. pool pump, hot water system and electrical systems have not been tested by the selling agent, and any potential purchaser should satisfy them self with by inspecting or otherwise.
- 3) The photographs illustrate parts of the property as were apparent at the time taken. Any areas, maps, measurements or distances are approximate.