

3 Woodburn Street, Marsden, Qld 4132



House For Sale

Friday, 29 March 2024

3 Woodburn Street, Marsden, Qld 4132

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 1006 m2

Type: House



REBECCA CUDERMAN

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Offers Over \$690,000

Set on an expansive block in Marsden, this spacious three-bedroom home presents an opportunity for buyers looking to purchase an investment property or a block that has subdivision potential. With an impressive 20m frontage, this high set incorporates three bedrooms, two bathrooms and living upstairs, while downstairs is complete with a double carport, open plan kitchen/dining area and air conditioned living area. Upon entering the home, you are welcomed into the open plan kitchen/ dining area and separate downstairs living area with air conditioning. Up the internal timber stairs you will discover the open plan living area, bedrooms all featuring air conditioning, master with an ensuite and bathroom. From the living area you have access to the front balcony which catches the morning sun. This fully fenced property is perfect for those with pets or children, with the downstairs entertaining area and substantial backyard just waiting to be transformed into an outdoor retreat. With an added bonus of double gated side access to the backyard there's ample parking possibilities for your cars, boats and caravans and still have room for family fun. This home has evident development and subdivision potential (Subject to council approval). Within the catchment for Marsden State High and Marsden State Primary School, the property also affords proximity of TAFE, Griffith University, Logan Hospital and train station. Rental Appraisal is \$580 - \$600 per week in the current market.

DOWNSTAIRS:- Open plan kitchen/dining and air conditioned living area-Internal timber stairs-Laundry area and storage cupboard-Separate toilet and vanity-Paved patio area-Undercover storage space beside patio-Two garden sheds and shade covered area-Side access-1006m² massive block with subdivision potential-Side access with a 20m frontage-Double carport-5kW Solar System- Rented at \$560pw till 3/12/24

UPSTAIRS:- Three spacious bedrooms all with air conditioning-Master bedroom with ensuite-Family bathroom-Living area with access to the front balcony

LOCATION HIGHLIGHTS- Close to local Parks-5 min drive to local Child Care Centres-3 min drive to Marsden State School-4 min drive to Burrows State School-5 min drive to Marsden State High School (QLD's #1 School 2020)-4 min drive to Marsden Park Shopping Centre-5 min drive to Marsden on Fifth Shopping Centre-9 min drive to Kingston train station-10 min drive to Logan Hospital-31 min drive to Brisbane City-53 min drive to Gold Coast

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