

30 Alan Street, Marian, Qld 4753

House For Sale

Tuesday, 11 June 2024

30 Alan Street, Marian, Qld 4753

Bedrooms: 3

Bathrooms: 2

Parkings: 5

Area: 857 m2

Type: House



Ciara Higgins
0431005726

\$650,000 Negotiable

Welcome to 30 Alan Street in Marian, where this beautiful family home is sure to impress and meet all your expectations. From the moment you step inside, you'll love the natural color schemes and spacious living zones that seamlessly merge indoor and outdoor living. This home is perfect for entertaining, with an open-plan living and dining zone that is ideal for large family gatherings. Large sliding doors open to an oversized patio, creating the perfect blend of indoor and outdoor spaces. The contemporary kitchen is spacious, featuring plenty of cupboards and bench space, a large fridge cavity, beautiful stone benchtops, and a walk-in pantry, making it ideal for cooking enthusiasts. The second living space or media room can easily be transformed into a fourth bedroom if needed. The master bedroom, with its walk-in wardrobe and beautiful ensuite, is located on the opposite side of the house from the remaining bedrooms, creating a peaceful sanctuary. The other bedrooms are all generously sized with built-in robes. Outside, you'll appreciate the 9m x 6m three-bay powered shed with concreted side access. The generous, fully fenced yard offers space for family activities and a private space to enjoy the outdoors. The lack of a rear neighbour adds to the privacy of this home. This property harmoniously blends comfort, practicality, and picturesque surroundings, making it perfect for an ideal family lifestyle. Conveniently situated near schools, shopping centers, and public transport, everything you need is within easy reach. With its modern design, well-thought-out layout, and peaceful setting, 30 Alan Street is not just a house; it's a place where treasured memories are created. Don't miss the chance to secure this beautiful family home in the heart of Marian. Contact us today to schedule a viewing and discover the charm of this outstanding property firsthand. This stunning home won't last long-call Ciara Higgins at 0431 005 726 to book an inspection! Rates per half year approximately - \$1,728 Current tenants on a periodic lease at \$700 per week Rental appraisal \$720 - \$740 per week Disclaimer: The Agent does not give any warranty as to errors or omissions, if any, in these particulars, the provided information from the Vendor can be deemed reliable but not accurate. Any persons interested in the property should conduct their own research.