

**31 Fourth Avenue, Marsden, Qld 4132**



**House For Sale**

Wednesday, 12 June 2024

31 Fourth Avenue, Marsden, Qld 4132

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 620 m2**

**Type: House**



Darren Lim

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## **SUBMIT OFFERS !!!**

**GREAT INVESTMENT PROPERTY - TO LIVE IN OR TO LET OUT** This modern brick and tile home is a **MUST INSPECT** property. Ideal as an investment or great for the family to call home. The 3rd garage offers so many different options to increase value of the home. Great for secure parking for your boat or make the space work harder by converting it into the 5th bedroom if you have an expanding family or an elderly person living together; or use it as an extra source of income. 4 bedrooms - complete with built-ins and ceiling fans in 3 bedrooms Air conditioned master room + walk in robe + ensuite Air conditioned main lounge room Open plan kitchen, dining and family area Kitchen with breakfast bench, stainless steel appliances and dishwasher 3 lockup garage with internal access + 1 drive through garage to the backyard Dedicated laundry Alfresco patio Rain water tank Gas hot water Security screens to all doors and windows. You can leave the car at home as the home is conveniently located approximately 8 mins walk to Marsden on Fifth - Woolworths, Fast food retail, bakery, doctors and Bus Stops. A short drive to Marsden Shopping Centre for all your grocery needs which is right next to Marsden Library! - approximately 40 mins drive to Brisbane CBD - approximately 1 hour drive to the Gold Coast. Servicing Major shopping centers of Browns Plains Grand Plaza, Logan Central Plaza and Westfield Garden City. So **HURRY** as this home will not last long and call Darren Lim on 0466 543 882 or Meassa Kiv on 0422 240 880 for more information! **Disclaimer:** All information found in this document has been collected from sources that we believe to be reliable. However, we are not able to offer any guarantee about the information contained and therefore interested parties should also make their own investigations and research.