

# 35 Collett Court, Marian, Qld 4753

## Sold House

Tuesday, 12 March 2024

35 Collett Court, Marian, Qld 4753

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1270 m2

Type: House



Ciara Higgins  
0431005726

**\$575,000**

Welcome to 35 Collett Court, a fantastic property situated on a massive 1270m<sup>2</sup> allotment with no rear neighbours. Nestled in a quiet cul-de-sac, you will love the space and lifestyle this property offers. This residence seamlessly blends elegance with practicality, whilst also offering a convenient location in the most sought after suburbs of the Pioneer Valley. The current owners designed the home to have a country charm and you can appreciate the design from the minute to step into the driveway. With four spacious bedrooms, this home provides the perfect canvas for creating lasting memories and will suite an array of buyers, from those looking to downsize to couples and families alike. The well-appointed kitchen is a focal point, boasting ample bench space, storage, and modern appliances that cater to both culinary enthusiasts and daily family life. build to take advantage of the year-round breeze, you will love the fresh air that flows through the home. The allotment is approximately 1270m<sup>2</sup> with great side access to the spacious and private yard. Perfect for families with children or pets, the yard is fully fences and has views out to the mountains. The home includes a spacious 2-car garage and plenty of room out the back to build your dream shed and pool. Discover the perfect blend of semi-rural tranquillity and urban convenience in Marian! Boasting easy access to mines and work in Mackay, with everything you need nearby - from shopping at Marian Central to quality schools and healthcare. Experience a strong sense of community which Marian is well known for. Golf enthusiasts will appreciate the nearby Pioneer Valley Golf Club, while water sports lovers can enjoy weekend spent with family friends in Kinchant Dam or hiking at Eungella. You'll love to Explore the beauty of Pioneer Valley with its rivers, creeks, and stunning attractions like Finch Hatton Gorge Falls. Embrace a lifestyle where every weekend feels like a holiday! Rates per half year approximately - \$1,934 Rental Appraisal per week \$590 - \$610 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.