

# 36 Mars Crescent, Telina, Qld 4680



## Sold House

Sunday, 20 August 2023

36 Mars Crescent, Telina, Qld 4680

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 735 m2

Type: House



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**\$360,000**

Low maintenance is the word! Well, so is modern, affordable, spacious, private – actually there truly is quite a lot to like about this Neat and Tidy low-set beauty in one of Gladstone's most popular suburbs – Telina! Mars Crescent in particular is one of the more desirable streets within the area and No.36 needs to be at the top of the list of properties to inspect this weekend as it will likely be your only opportunity! Run, don't walk, to 36 Mars Crescent, Telina. • Open plan living room connects to the kitchen & dining room (plus second living) via a gorgeous arch walkthrough and opens out to the front patio via glass sliding door with security screen. • Fully renovated kitchen with bright white cabinetry and large window overlooking the private, flat backyard. Additional kitchen features include breakfast bar, fridge & microwave housing, dishwasher, chest height oven & electric cooktop, ample cupboard & bench space. The dining space is directly off the kitchen. • The dining room flows into the second living space; a large split system air-conditioner cools the entire area. This room is tiled with large windows & and leafy outlook. This room connects to both the carport & sliding glass doors lead you out to the undercover entertainment area. • 3 good-sized bedrooms, all featuring carpeted flooring, built-in robes & ceiling fans. The primary bedroom is air-conditioned. • The bathroom is bright & spacious with large modern vanity, separate bath & shower & large mirrors. The toilet is separate as well. • Laundry room has a handy storage cupboard, sink with tiled splash back & direct access to outside clothesline. • The undercover entertainment area is the perfect place for the BBQ, overlooking the fully fenced backyard while being a nice private spot to relax. • Flat, fully fenced backyard with plenty of turf for the kids & pets. Low maintenance gardens create privacy & shade & a garden shed allows for plenty of storage. • Double carport is extra long and connects to additional cemented storage space. • Large front yard with a nice elevation & low maintenance gardens. • Short walk to Major Shops, Sporting Ovals, Kin Kora State School, Day Care Centre and Botanical Gardens Walking Tracks. • Additional features: New 6.6kw solar system, security screens throughout, gas hot water, quiet and popular location among well-established gardens. 36 Mars Crescent is currently vacant and ready for immediate occupancy with it's lucky new owner or start fresh with a fixed term lease in Gladstone's ever tightening rental market! Current Rental Appraisal - \$410 - \$430 p/w approx. Local Council Rates: \$3700p/a approx. \*\*Please note the information in this advertisement comes from sources we believe to be accurate, but accuracy is not guaranteed. Interested parties should make and rely on their own independent enquiries and due diligence in relation to the property\*\*