

**40 Leanne Street, Marsden, Qld 4132**



**House For Sale**

Thursday, 21 March 2024

40 Leanne Street, Marsden, Qld 4132

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1022 m2**

**Type: House**



**REBECCA CUDERMAN**

0738053108

## Auction

**\*\*AUCTION ONSITE 20TH APRIL 10AM - OFFERS PRIOR WILL BE CONSIDERED\*\*** Are you seeking a one-of-a-kind living experience that's sure to send shivers down your spine? Look no further than 40 Leanne St, nestled in the picturesque suburb of Marsden. From the moment you enter, you'll be greeted by an atmosphere that's both intriguing and spine-tingling. But don't be alarmed! These skeletons are crafted replicas, adding an air of grim elegance to your living space. Beyond its spooky allure, this home offers immense development opportunity with potential for subdividing and/or adding a granny flat to the rear of the block! Rental Appraisal: \$520 - \$540 per week in the current market. On offer is high raked ceilings, large outdoor entertaining area, a double car garage and an endless backyard. Its expansive frontage presents subdivision potential, promising lucrative development opportunities for those seeking to capitalise on the property's prime location in Marsden. For all house hunters, you'll be dying to get your hands on this house.

**FEATURES:** Work shop and Aviary in Backyard Double Car garage Water Tank (8000L) High Ceiling in living Room Large outdoor entertaining area Currently rented - \$460 per week till 20th August 2024 Potential for subdivision thanks to its expansive frontage, promising lucrative development opportunities. Frontage Length - 26.3m

**LOCATION HIGHLIGHTS:** 150m to Bus stops & Parks Within a minutes drive to Marsden Shopping Centre Marsden State Primary and High School within a few minutes drive Child care facilities within a few minutes drive Central to all major connecting motorways heading north south east or west Train station located the next suburb over! Brisbane CBD & Gold Coast just 30 minutes away

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