

45 First Avenue, Marsden, Qld 4132



House For Sale

Thursday, 9 May 2024

45 First Avenue, Marsden, Qld 4132

Bedrooms: 4

Bathrooms: 1

Parkings: 6

Area: 1518 m2

Type: House



REBECCA CUDERMAN
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ISABELLE OGG
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AUCTION 25th MAY 945am

This lowset home is situated on a rare 1518m² flood free block, offering so much opportunity. Given the location and size, you could either move in, invest the home or subdivide into 2-3 lots (STCA). There is also dual street frontage with an unsealed road of Ruby Street at the rear, perfect for those needing extra access for boats and caravans. The home boasts 4 generously sized bedrooms, 1 bathroom and aircon. The home is nice and secure with gated entry, plenty of car parking and has ceiling fans throughout the home. For the investors, latest rental appraisal is \$550-\$570 per week. Property Features:- Huge 1518m² block - sub dividable STCA- Security Screens & doors- 4 bedrooms with ceiling fans- 2 x Double carports at the front- Water Tank- Double Bay Shed + storage at the rear - Rear Access off Ruby St with drive through gates- FLOOD FREE Location Highlights: - 3 min drive to either Burrowes State School or Marsden State School- 4 min drive to Marsden State High School (QLD's #1 School of the year 2020)- 4 min drive to local store Macarthy Fair- 4 min drive to Marsden on Fifth Shopping Centre - 4 min drive to Marsden Park Shopping Centre - 10 min drive to either Kingston or Loganlea train stations- 30 min drive to Brisbane CBD- 52 min drive to Gold Coast