

45 Marabou Drive, Annandale, Qld 4814

Sold House

Tuesday, 12 December 2023



45 Marabou Drive, Annandale, Qld 4814

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 615 m2

Type: House



Brad Read



Lesley Rowan

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Contact agent

Are you wanting a home in Annandale? Built in the 70's in Stage one of the new suburb then called the suburb of Murray and the Estate was called "Village Haven", a name change to Annandale years later. 45 Marabou Drive looks out over the parkland backing onto the Palmetium Gardens, a mowed green space cared for by the council down to the waters edge of the beautiful Ross River is a great spot for children to enjoy a game of cricket or just kick a ball. A quiet position with constant flow of fresh cool breezes is a popular venue for the rowing club activities each day. Riverside on the beautiful Ross River, this home has been designed with a beautiful touch of French doors and windows throughout. A solid block build designed to take advantage of the breezes and benefits living close by to the river brings. Definitely a home for entertaining and the needs of a larger family, love it as it is, or add your creative flair and touch with upgrades as you please. Truly a delightful cool home in a great position. Walking, bike tracks, parks & playgrounds are along the waters edge of the river, a perfect suburb for families. This suburb Offers 5 Schools, Child Care, Medical Facilities, Shopping Centres, Sporting grounds and easy access to the Hospital, University and Army Barracks across into the neighbouring suburb of Douglas. Original owners say goodbye to the much loved family home they enjoyed immensely.

PROPERTY DESCRIPTION:

- Allotment 615m² fenced.
- HOME FEATURES:**
- Home 215.16 m²
- Cool breezes flow from the river into the 3 living zones placed perfectly across the front of this unique home.
- Unique long windows French Doors/windows, wide hallway, tall ceilings, all perfectly capture the breezes and filter the airflow throughout.
- BEDROOMS x 4 are all to the rear of the home and away from the busy living rooms. (Main Bedroom has a Walk-in Wardrobe & Ensuite) - (Children's Bedrooms x 3)
- Sizeable living zones are across the front of this home.
- KITCHEN - spacious & upgraded, featuring a large walk-in pantry, dishwasher & breakfast dining area).
- DINING/LIVING (large combined space opens out to the outdoor entertainment throw colonial French style doors, beautiful windows & doors across the front of the home captures the constant gentle flow of the breeze.
- FAMILY ENTERTAINMENT/ BILLIARD BAR ROOM is large, just the perfect setting for entertaining family & friends with a BBQ, footy final celebrations here would be fun.
- OUTDOOR LIVING AREA - BBQ's here will be fantastic a large tiled area off all the living zones).
- BATHROOMS x 2 - (Ensuite to the main bedroom with a family bathroom conveniently positioned).
- LAUNDRY- (Internal and spacious just off the kitchen for convenience).
- Potting Shed/Workshop outback.* Airconditioned* Security Screens (Quality & key locked)* Tall Ceilings* Unique French style windows & doors throughout

Come along and see if this home is for you.

- NEW INTERNAL PAINTWORK THROUGHOUT - has just been completed, add your ideas and flair to this home.

View this property by Appointment or visit the Open Homes advertised. Contact Agents Lesley Rowan 0400 516 143 or Brad Read 0401 274 555