

**48 Emerald Street, Marsden, Qld 4132**



**Sold House**

Friday, 15 September 2023

48 Emerald Street, Marsden, Qld 4132

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 5**

**Area: 1457 m2**

**Type: House**



**REBECCA CUDERMAN**  
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**\$787,000**

Welcome to 48 Emerald Street Marsden, a warm and inviting family home situated on a generous 1457m<sup>2</sup> block of land, offering a triple bay shed, rear access which is ideal for those looking for re-development or simply truck access and the most picturesque low maintenance gardens. As you step inside, you will be greeted by a warm and inviting atmosphere. The spacious living area provides the perfect space for relaxation and entertainment. The kitchen is well-appointed with modern appliances and plenty of storage, and there is a second kitchenette downstairs also! Outside, the expansive land area provides endless possibilities. Whether you dream of creating a beautiful garden oasis, setting up a play area for the kids, or even adding a pool, there is plenty of room to bring your vision to life. With our recommended marketing, we estimate a rental amount for the above mentioned property to achieve between \$600 - \$630 per week in the current market. Located in the sought-after suburb of Marsden, this property offers the perfect balance of tranquility and convenience. With easy access to local schools, parks, shopping centres, public transport, everything you need is just a short distance away. Features:- Fully fenced & gated both front and backyard- 1.5 bath ( 2nd toilet downstairs )- Huge 3 Bay Powered Shed w. 10ft height- Rear Gates for dual access off Ruby Pathway!!- Solar- 20,000L water tank + pump to water the gardens etc- Roof redone/repointed 6mths ago - Downstairs rumpus room- Kitchenette downstairs- Huge Back veranda- Large patio/outdoor entertainment (with roller blinds)- Side access on either side of the house- Dog house + additional carports/lean to & garden sheds- Double carport - Chair lift on rear stairs Location Highlights:- 200m walk to Bus stop- 3 min drive Marsden Park shopping centre- 3min drive to Marsden State School- 3min drive to Marsden State High School (QLD's #1 public high school)- 4min drive to Burrowes State School- 5min drive to Marsden on Fifth Ave Shops- 7min drive to Kingston train station- 30min drive to Brisbane city- 40min drive to Gold Coast CONTACT MARS DEN'S NUMBER 1 AGENT REBECCA CUDERMAN & RIAH MANSER FOR ENQUIRIES