

**48 Marne Street, Alderley, Qld 4051**

Place. 

**Sold House**

Monday, 22 January 2024

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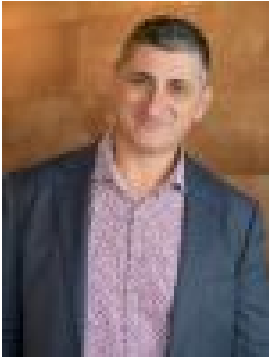
**Bedrooms: 4**

**Bathrooms: 4**

**Parkings: 2**

**Area: 731 m2**

**Type: House**



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**\$1,485,000**

Entirely private behind its elegant front garden and so beautifully quiet in such a pivotal setting, this charming residence offers immediate lifestyle appeal through its extensive range of enticing spaces. Nestled amongst the trees within a renowned family friendly neighbourhood, this delightful home blends and adapts to the everyday needs of the modern family with its versatile layout. The traditional facade opens to reveal elegant light filled living spaces that effortlessly flow out to a rear deck, ideal for hosting family and friends all year round. Entertaining will be easy with a central kitchen presenting with quality appliances, ample cabinetry and a breakfast bar that offers a casual alternative at mealtimes. The kitchen overlooks the dining and outdoor area ensuring you stay part of the celebrations while creating your culinary delights. Accommodation comprises four generous sized bedrooms, one with a private study. The master suite offers a private ensuite with corner spa bath, while the additional bedrooms are serviced by two light filled bathrooms. A separate full self-contained studio & fourth bedroom to the front of the home is the perfect space for multi-generational families or a home office, making this home totally attune to the times in which we live. Alternatively, the separate granny flat can be used as an extra source of income with a rental value of \$450/week. Offering an abundance of additional extras such as:

- Hardwood timber flooring underfoot
- Generous rear deck with flyover roof
- Self-contained flat with kitchen & bathroom
- Split-system air-conditioning throughout
- Plenty of dedicated storage
- Family sized laundry
- Established, landscaped gardens
- Low maintenance, fenced rear yard
- Undercover accommodation for two vehicles

48 Marne Street is not just a residence; it's an ode to Alderley living. The vibrant local amenities, nearby parks, and a sense of community enhance the appeal of this property. This home speaks to the modern family, offering a lifestyle where every detail is considered, and every corner tells a story of elegance and practicality.