

**50 O'riely Avenue, Marian, Qld 4753**



**House For Sale**

Thursday, 18 January 2024

50 O'riely Avenue, Marian, Qld 4753

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1009 m2**

**Type: House**



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## Offers from \$579,000

Stepping through the front door, you'll immediately feel a calm energy as you're introduced to the home's consistently light, airy and neutral palette with tiles underfoot. Every aspect of the floor plan makes total sense, from the vast open plan layout of living, dining and kitchen which seamlessly transitions to outdoor entertaining, to the media room positioned separately so you can enjoy a cosy late-night movie. Whether your ideal weekend involves a delicious home-cooked meal and chilled out games night, or a festive BBQ with friends and neighbours, this place has got you covered. Entertaining will be a breeze with an alfresco dining space leading off the main living area, the huge fully fenced backyard will be perfect for kicking a ball around after lunch. There's even plenty of room here to install an in-ground pool, veggie patch, or the work shed of your dreams! Inside and out, the home is expertly designed for minimal maintenance, maximum comfort.

**Why we LOVE 50 Oriely Avenue...** - Up to date & raring to go - With recent upgrades like a fresh coat of paint, new carpet throughout, new kitchen appliances & more, the place is ready for you to move in, kick your feet up & enjoy. Families, first homebuyers & investors alike will join the scramble to call this place their own, so get in quick! - Large kitchen overlooking main living area - Prepare meals without being cut off from the conversation with this kitchen's thoughtful positioning in the common space. Sleek & simple, the kitchen features a stone top island bench/breakfast bar with built-in stainless sink, gas cooktop & abundant storage - 5 spacious bedrooms plus separate media room - Every member of the family has a quiet space to call their own here. All bedrooms are carpeted & include built-in robes, ceiling fans & A/C for year-round comfort. Master bedroom is oversized with a walk in robe & built in robe and ensuite with bath tub. Outside of the sleeping quarters, the media room will be an ideal spot to unwind - get comfy, grab some popcorn & enjoy a family movie night whenever you please! - Sleek & modern main bathroom plus ensuite - The battles of getting ready each morning will be a thing of the past with 2 generous bathrooms at your disposal. The home's main bathroom is entirely neutral with tasteful tiled accents, flattered by natural light streaming from the wide, elevated window. Here you'll have a large glass-screen shower, bathtub, single vanity & plenty of storage + hanging space. Separate toilet with its own wash basin. - Other features of this amazing home include built in study nook, security screens + blinds throughout the home, ducted A/C, double side gates to the huge 1009sqm block with plenty of room for a pool and shed.

**Why we LOVE Marian...** - Convenient access to the mines - Marian is an ideal suburb when you're seeking a quality semi-rural living environment, while maintaining convenient access to work in Mackay or the Mines - Spend less time driving and more time enjoying it all! - Everything you need close to home - It's easy living when everything you need each day is within a short distance from home - including Marian Central with Woolworths, specialty stores, healthcare & fitness, playgrounds/parks, childcare, primary & high schools - Sense of community & connectedness - achieved through careful planning & design. This is a wonderful place to raise a family. You will be warmly welcomed here - Round of golf anyone? Pioneer Valley Golf Club, a picturesque 18-hole course, not far away - A water sports enthusiast's haven - Make the most of a day on the water at Kinchant Dam or Mirani Weir, both popular spots for water skiing & kayaking - A place to explore - There are so many places to explore in the Pioneer Valley. Swim & enjoy a picnic along the Pioneer River, explore the local creeks or even take a day trip to the beautiful Finch Hatton Gorge Falls & Platypus Beach swimming hole, & the Eungella National Park State Forest. You will feel like you're on holidays every weekend!

**Disclaimer:** All information has been obtained from the seller. The agent/s cannot verify its accuracy and do not give any warranty as to errors or omissions, if any, in these particulars. Prospective purchasers should satisfy themselves by inspection and making their own inquiries or otherwise as to the accuracy of the particulars. Location shots and use of furniture (real or virtual) are for visual display purposes only and not included in sale. Photographic enhancements including grass and other edits are for visual purposes only and we encourage a physical or virtual inspection to verify property condition. We are not financial advisors or deem to provide financial advice and urge all prospective purchasers to make their own inquiry into funding available.