

53 Hoffman Drive, Marian, Qld 4753

AREA SPECIALIST

House For Sale

Thursday, 16 May 2024

53 Hoffman Drive, Marian, Qld 4753

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 1001 m2

Type: House



Robyn Agius

0419216364

\$749,000

Its Addressed: Built in 2014 by Les McDermott Homes; this stunning, custom designed, fully air-conditioned, north facing home of 270m² under roof, has ample room for the growing family. An extra wide front door creates fabulous airflow through the spacious entrance to the open plan living area which wraps around the modern, well-equipped kitchen and opens seamlessly to the large, fully tiled, covered patio through dual stacking doors with Crimsafe screens. **AT A GLANCE:**

INDOOR Extra wide entrance with Crimsafe screen door Large media room Open plan living, dining and modern, well-appointed kitchen The kitchen includes a free-standing gas cooktop with electric oven, dishwasher, plumbing for fridge, generous, soft close cupboard space, pantry and a huge 3m x 1.4m central stone bench top / breakfast bar, finished with a waterfall end The self-contained master retreat positioned to the rear of the home, provides both privacy and luxury, with floor to ceiling tiles in the ensuite, double shower, vanity, toilet with door and a spacious walk-in robe Three other queen size bedrooms, all have built in robes and fans The family bathroom includes a plunge bath, vanity, separate shower and separate toilet The laundry room has plenty of storage and access to the side garden There are plantation shutters through out the home, with blinds in the media room Remote control double garage with additional storage

OUTDOOR Huge tiled, covered outdoor entertainment area with gas plumbed to BBQ area, fans and TV point 10.4 kW Solar Gas Hot Water 12 x 8 Shed with two roller doors, 3 x 3m and 5 x 3m, there is a concrete thickening beam the entire length of the shed enabling the Clear Floor Tufflift 3.7T hoist with low profile arms hoist to be positioned in any bay 15 & 10 amp power to the shed along with a generator change over switch Fully Fenced 1001m² block with double gate side access on both sides of the house There really is nothing more to do here, other than move in and enjoy the semi-rural lifestyle Marian has to offer; if you feel inclined to install a pool, there is still ample room to create resort style living in your own backyard. You don't want to miss this one, quality homes such as this, in this highly sought after, family friendly community are not on the market for long. Contact Robyn on 0419 216 364 to book your viewing

ABOUT MARIAN Within walking distance; Marian Primary School, Kindy, Childcare Centre, Post Office, Railway Hotel, Marian Town Centre: Woolworths, Mitre 10, Veterinary Clinic, Car Wash, the historical Melba House, our iconic Vintage Kiss café and a multitude of other businesses, doctor, chemist and other services. Marian is a very community minded and family orientated township in our beautiful Pioneer Valley; the gateway to the mining hinterland and only a 25-minute drive to Mackay CBD. Mirani is only a short 6-minute drive away to the Council owned Olympic size swimming pool and caravan park, skate park, 18-hole golf course, Mirani Primary and High School and our unique Platypus Beach. Continue your drive up the beautiful Pioneer Valley to Pinnacle and discover the degustation delights of our Flackyard Fine Dining Restaurant, the Whistle Stop Café, try a famous Pinnacle Pie at the pub. There is so much to see and do, walk the Gorge, swimming holes, waterfalls, kayaking in the creeks and more fabulous taste sensations at the Gift Shed Café and One Hungry Mumma at Finch Hatton. With the recent opening of our Finch Hatton Mountain Bike Trail our fabulous Pioneer Valley has so much to offer. Then head to Eungella for platypus viewing, more great food at The Chalet and soaking up our gorgeous valley views. Take a detour via our picturesque Teemurra and Kinchant Dams where fishing is plentiful, and an extensive list of outdoor activities are on offer. If you love an outdoor lifestyle, come and explore the treasures of our Pioneer Valley. For more Real Estate in Marian contact Robyn Agius your Area Specialist. Note: Every care has been taken to verify the accuracy of the details in this advertisement, however, we cannot guarantee its correctness. Prospective purchasers are requested to take such action as is necessary, to satisfy themselves with any pertinent matters.