

**57 Marlin Street, Balgal Beach, Qld 4816**



**Sold House**

Thursday, 14 September 2023

57 Marlin Street, Balgal Beach, Qld 4816

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 5**

**Area: 809 m2**

**Type: House**

**\$455,000**

Experience the perfect blend of comfort, space, and serenity in this airy, light filled two-storey home. With breathtaking views of the mountains and ocean from the large deck that wraps around three sides of the home, you will be able to sit and listen to the waves as you take in the fresh seaside air. As you walk through the entrance, an internal staircase divides the light-filled bottom floor. To the left boasts a spacious open plan timber kitchen with ample bench space, plenty of storage cupboards and enough fridge space to cater for a large family. To the back of the kitchen is a laundry and bathroom and to the front is the dining room. Also on the bottom floor is a family room large enough to have a sitting/lounge area as well as plenty of room for a dedicated games zone or rumpus area. All 4 bedrooms are generously sized, with French doors and access to the wrap around verandah. The master bedroom features a walk-in robe and a spare room that could be converted into an ensuite. A brand new double carport greets you at the front of the property, and the house has been fully repainted inside with new flooring throughout. Minute's walk to the beach, boat ramp and fish and chip shop as well as a patrolled enclosed Stinger Net from Nov - May. Outdoor Features: • Large 809sqm allotment • 6.5kw Solar System on the shed that feeds to the house • Brand new 2 bay carport at the front of the house • 3 bay powered shed to the rear • Garden shed • Fully fenced with rear lane access to the property Rates - \$1232.45 per half year Balgal Beach and the Rollingstone community has so much to offer including: • Mystic Sands Gold and Bowls Club • Rollingstone Pub and BP Service Station • Public Boat ramp and Patrolled Stinger net for swimming between Nov-May. • General Store and Post Office • Fisherman's Landing Licensed Kiosk • Doctors Surgery and Pharmacy • Famous Crystal Creek waterfalls and Paluma Rainforest Disclaimer: While all care has been taken to ensure the information provided herein is correct, we do not take responsibility for any inaccuracies and we accept the liability for any errors or exclusions (including but not limited to a property's land size, floor plans and building age). Accordingly, all interested parties should make their own enquiries and obtain their own legal advice