

**632 Browns Plains Road, Marsden, Qld 4132**



**House For Sale**

Monday, 15 April 2024

632 Browns Plains Road, Marsden, Qld 4132

**Bedrooms: 4**

**Bathrooms: 3**

**Area: 828 m2**

**Type: House**



Glenn Flanagan

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## Initiate a Negotiation

632 BROWNS PLAINS ROAD, MARSDEN This sensational 2 storey family home boasts a fully self-contained 2nd residence on the ground level plus heaps of multi-purpose space. This expansive property offers outstanding potential and value for money. The generous 828 sqm level fully fenced block is sure to appeal to astute investors, larger families or owner occupiers looking to offset mortgage cost with the option of rent out the second attached dwelling. Situated just 5 mins drive to the Logan motorway connecting to Brisbane, Ipswich and the Gold Coast with local schools, shops and recreation on your doorstep. Upstairs in the main residence a spacious living area leads through to a dining area and good-sized U-shaped kitchen with breezy balconies on both sides. The living area has air-conditioning, carpeted floors and the kitchen has plenty of storage, white cabinets, timber benchtops and a freestanding electric oven with practical vinyl flooring. There are 3 carpeted bedrooms upstairs plus a family bathroom with a timber vanity and a corner bath/shower with black wall and floor tiles and separate toilet. Downstairs there is an enormous undercover patio area to the rear of the property and a large deck to the front with lawn and established gardens. There are 2 very large multi-purpose areas with tiled and sealed concrete flooring with an additional storage shed/workshop. The area has an additional bathroom with shower, vanity and toilet and a dedicated laundry with plenty of extra storage space. A connecting door leads to a fully self-contained 2nd residence with timber laminate flooring in the living and dining areas leading on to the kitchen. The modern kitchen has laminate benchtops, white cabinets and a built in electric oven and ceramic cooktop. Air-conditioning and ceiling fan in the living spaces for climate control. A carpeted master bedroom with ensuite including shower, vanity and toilet plus a large walk-in robe complete the residence. This 70's home has had many areas renovated and added over the years with certainly potential for further redecorating and renovations to rejuvenate and make it your own. This amazing residence places great emphasis on privacy and living and entertaining in style with a versatile design to suit whatever any large family may desire.

**Property Features:**

- Massive family 2 storey home set on a flat fully fenced 828 sqm block
- Large undercover front deck with established gardens and lawn
- Huge undercover rear patio
- Parking for 2 vehicles behind the electric gate with room for additional off street parking
- Large water tank
- Solar Power System
- Solar Hot Water

**Upstairs main residence:**

- Spacious open-plan living and dining with 2 balconies.
- Air-conditioning in living area
- U-shaped kitchen with lots of storage and freestanding electric oven
- Master bedroom with carpet flooring
- 2 additional carpeted bedrooms
- Main bathroom with corner bath/shower, vanity and separate toilet

**Downstairs main residence:**

- Versatile multi-purpose areas downstairs with modern floor tiles and sealed concrete flooring
- Workshop/shed with roller door
- Bathroom with shower, vanity and toilet
- Large internal laundry

**Downstairs self-contained 2nd residence:**

- Spacious open-plan living and dining with ceiling fan
- Air-conditioning in living area
- U-shaped kitchen with lots of storage and built-in electric oven and ceramic cooktop
- Master bedroom with built-in robe and ceiling fan
- Ensuite with shower, vanity and toilet

**Ultra-convenient Location:**

- 3 minute drive to Marsden Park shopping centre with Coles and Aldi
- 4 minute drive to Burrowes state primary school
- 5 minute drive to Marsden state primary and secondary schools
- 5 minute drive to McCarthy Place shopping centre
- 9 minute drive to Fitzzy's Waterford bars and dining
- 11 minute drive to Logan Hospital
- 12 minute drive to Logan Central shopping centre
- 30 minute drive to Ipswich CBD
- 30 minute drive to Brisbane CBD

Interested buyers should act fast as family homes of these proportions don't stay on the market too long. Proudly marketed by Glenn Flanagan who would love to hear from you on 0410 537964