

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



**House For Sale**

Tuesday, 19 March 2024

675 Browns Plains Road, Marsden, Qld 4132

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 750 m2**

**Type: House**



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## Offers Above \$579,000

Tenanted till this July and reaping the current owners a nice return of \$474 a week, New rental appraisal between 510 to 560 a weeks, this light and airy home near schools, shops, buses and parks, offers a spacious interior with high ceilings, three fan-cooled bedrooms, air-conditioned social spaces, and alfresco areas front and back for outdoor entertaining. Top features:- A 2-minute walk to the bus stop, 3 to Edge ELC, 10 to Marsden State School, 13 to an IGA- Carpeted lounge/dining room opens onto covered front porch with decorative arches- Large kitchen with electric cooktop and dishwasher, a fireplace to one side- 3 carpeted bedrooms - all with ceiling fans, master with bonus split system A/C- Main bathroom with shower over bath combo, vanity and toilet; second toilet in laundry Perfectly functional as it is, with tenants to back that, there's no doubt a bit of TLC would see this place move higher up the comfort stakes. There's scope for internal renovations to modernise the kitchen and bathrooms, and you could easily green up the existing low-maintenance lawned yard with some creative planting - or consider building something more adventurous (STCA). Right now though, this property works fine, with the big kitchen flowing through to the large I-shaped dining and lounge area where you can crank up the A/C knowing the solar panels are doing their thing on the roof, or opt to open the doors to the Spanish-style front porch and bring in a cooling breeze. The whole home is well-ventilated with windows in all directions for airflow and natural light or you can choose to set up a table and dine on the covered patio out back. Outside, a long straight concrete drive extends past the house ending at a double brick and iron garage with a handy side door to a timber-fenced, level yard requiring no more than a regular mow. Walkers will love the location with a short stroll getting you to well-networked bus stops, the local primary school and ELC, and a pretty park or two. In the car, head one way out the drive and start stocking up at Coles at Marsden Park Shopping Centre in 3 minutes, or turn in the other direction and be trucking down the aisle in Woolies at Marsden on Fifth in 5. The local zoned secondary school, Marsden State High, is a 10-minute drive. Well-located for those seeking convenience for themselves or their tenants, and with the option to continue the status quo or roll up your sleeves and step up the comfort factor, there's lots to attract a range of buyers to this property. All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided and interested parties must solely rely on their own enquiries.\* Disclaimer: Photos are for illustration purposes only.