

**79 Second Avenue, Marsden, Qld 4132**



**Sold House**

Wednesday, 24 January 2024

79 Second Avenue, Marsden, Qld 4132

**Bedrooms: 3**

**Bathrooms: 1**

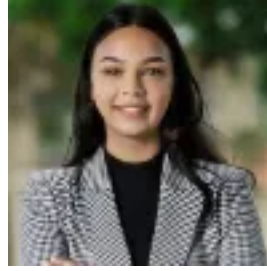
**Parkings: 1**

**Area: 449 m2**

**Type: House**



**REBECCA CUDERMAN**  
0738053108



**ISABELLE OGG**  
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**\$523,000**

Boasting dual living potential and the perfect layout for those looking for a home business location! This home is worthy of a closer inspection, set on a flood free block and just walking distance to Buses, Burrowes State School & Macarthy Fair shopping centre, this high-set home offers more than you might expect at first glance. Upstairs hosts a front deck, 3 great sized bedrooms all with built in robes & a modern kitchen with an open plan design. With downstairs hosting the laundry and open rumpus room there is plenty of opportunity for the next buyer to renovate to allow for dual living potential or a home business given the location being ideal. Outside also offers secure fences, patio and a garden shed. RENTAL APPRAISAL \$490 - \$510 per week in the current market. PUBLIC TRANSPORT: bus services #550 and #551 on Macarthy Rd, will take you to Brisbane City and Springwood Station. Features: Ceiling fans Downstairs laundry + Rumpus room Large covered outdoor entertaining area Side access Tenanted until 3rd September 2024 at \$480 per week Location Highlights: -220m to Bus -600m to Burrowes State School -3km to Marsden State High School (prev voted #1 school) -600m to corner store Macarthy Fair -1.9km to Marsden on Fifth Shopping Complex -5km to Kingston train station -30mins to Brisbane CBD -50mins to Gold Coast CONTACT MARSDEN'S #1 AGENT REBECCA CUDERMAN OR RIAH MANSER FOR ENQUIRIES