

**82 Bambil Street, Marsden, Qld 4132**



**House For Sale**

Friday, 9 February 2024

82 Bambil Street, Marsden, Qld 4132

**Bedrooms: 4**

**Bathrooms: 2**

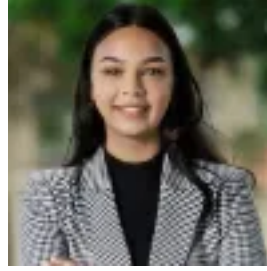
**Parkings: 2**

**Area: 450 m2**

**Type: House**



**REBECCA CUDERMAN**  
0738053108



**ISABELLE OGG**  
0738053108

## Offers Over \$700,000

Nestled in the heart of Marsden, welcome to 82 Bambil St - your contemporary haven awaits! This pristine, single-level brick and tile residence offers the epitome of modern comfort and style. Boasting four spacious bedrooms and two luxurious bathrooms, including an ensuite in the master bedroom, this home caters to every member of the family's needs with ease and elegance. Step into the heart of the home, where a sleek, gourmet kitchen beckons with its exquisite stone benchtops, huge gas burner perfect for culinary enthusiasts and casual entertainers alike. With two separate living areas, there's ample space for relaxation, recreation, and quality family time. Whether it's a cozy movie night or lively gatherings, this home effortlessly adapts to your lifestyle. Experience the convenience and security of a double lock-up garage, providing ample space for vehicles, storage, and more. Impeccably maintained and only a few years young, this residence offers the peace of mind of contemporary construction and modern amenities.

**FEATURE HIGHLIGHTS:** 450m<sup>2</sup> block  
flood free 4 bedrooms 2 bathrooms Double garage Gas cooking Stone benchtops Garden shed Ceiling fans throughout AC in master bedroom and living area Internal laundry Solar Panels

The current rental market analysis shows that this property could achieve \$600-\$630 per week in rent.

**LOCATION HIGHLIGHTS:** 100m walk to Driftwood Park 1.1km drive to Waratah Drive Shops 1.5km drive to Marsden State School 1.6km drive to Crestmead State School 2.6km drive to Marsden State High School 2.6km drive to St Francis College 6.9km to Grand Plaza Shopping Centre 32km drive to Brisbane CBD