

9 Marlin Court, Andergrove, Qld 4740



House For Sale

Thursday, 18 April 2024

9 Marlin Court, Andergrove, Qld 4740

Bedrooms: 4

Bathrooms: 2

Parkings: 5

Area: 700 m2

Type: House



Leanne Druery
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Ash Ryan
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Offers Over \$599,000

It's time for a new generation of love and laughter to fill the four walls of this brick single level home. Resting on a 700m² block in the prized "fish streets", step inside to discover a comfortable lounge and a separate open plan kitchen, living and dining zone. Connecting with the expansive outdoor patio, it's perfect for those who love to entertain or enjoy their morning coffee alfresco-style. Beyond these communal spaces, a generously sized main bedroom offers an ensuite and walk-in robe, with three additional bedrooms catering to growing families. Sunlight streams into the light and bright main bathroom, which is conveniently configured with a separate toilet. Outdoors, manicured lawns are trimmed by established gardens and tropical palms at the front and the rear. Factor in the double garage, carport, 6m x 6m shed and side access and your parking needs are well and truly covered.

Property Specifications:

- Single level brick home central to schools, shops and parks
- 700m² block in one of the prized "fish streets"
- Held by the same family for over 14 years
- Open plan kitchen, living and dining zone connects with the alfresco area
- Separate lounge with timber-look flooring
- Generously sized main bedroom includes an ensuite and walk-in robe
- Three additional bedrooms with built-in robes
- Light, bright main bathroom with separate toilet
- Expansive alfresco patio
- Manicured lawns trimmed by established gardens and tropical palms
- 6m x 6m shed with 3m clearance
- Double garage and adjoining carport
- Ceiling fans and split system air-conditioning units throughout
- 6kW solar
- Side access opens onto a concrete driveway, which leads to the large shed
- Rental appraisal approx. \$680 - \$710 per week and rates approx. \$1750 per half year

Why Make Andergrove your first choice in suburbs? Andergrove is sought after not only for its nearness to the CBD, Mackay Golf Club and the Melaleuca Golf Course but for its proximity to the hospital, schools and shops. Locals also love The Grove, which is six minutes drive by car, while beautiful beaches beckon in approx. 10 minutes. You won't want to miss this enviable property opportunity - contact The Leanne Druery Team from RE/MAX Select and arrange your inspection today. Leanne Druery - 0412 758 727 or Ash Ryan 0487 114 760.

Disclaimer: All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.