

**91/37 Mulgrave Road, Marsden, Qld 4132**



**Sold House**

Friday, 3 November 2023

91/37 Mulgrave Road, Marsden, Qld 4132

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 147 m2**

**Type: House**



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**\$445,000**

This modern townhouse has everything you've been asking for! It is conveniently situated only a stone's throw away from Schools, Shopping Centres & less than 30 minutes away from the Brisbane CBD. This home would suit the savvy investor or first home buyer looking to get their foot into the market! Upon entry you will be delighted by the open light filled living and dining area that adjoins the kitchen, separate laundry. The kitchen offers ample storage space, electric cooktop and oven, and a tiled splash back wall. There is also a beautiful entertainers courtyard space that comes off the kitchen/dining area. The second floor hosts the sleeping quarters, all bedrooms have built-ins and ceiling fans. The master bedroom encompasses a well appointed ensuite, air conditioning, and its own balcony. There is also a main bathroom upstairs that contains a shower & bath. If you are after the perfect first home or practical investment in a flourishing area, look no further! This townhouse will not last long and is not one to miss!

**Features:-** Renting for \$450pw till May 24' - 3 toilets total - Built-in robes in bedrooms - Double sink - Electric cooktop - Fans in 3 bedrooms - Master bedroom with balcony and ensuite - Air-conditioning to the living area - Undercover Patio - Single car garage - Inground pool within complex - Body Corp approx \$1000 per quarter (Includes Building Insurance)

**Location Highlights:-** 800m walk to Bus stop - Local parks close by - 2 min drive to Burrowes State School - 4 min drive to Marsden State School - 6 min drive to Marsden State High School - 3 min drive to corner store Macarthy Fair shops - 4 min drive to Marsden on Fifth Shopping Centre - 6 min drive to Marsden Park Shopping Centre - 8 min drive to Kingston train station - 30 min drive to Brisbane city - 40 min drive to Gold Coast

**CONTACT MARSDEN'S #1 AGENT REBECCA CUDERMAN FOR ENQUIRIES**