

**1/17 Second Avenue, Marsden, Qld 4132**

**XPERIENCE REALTY**

**Duplex/Semi-detached For Rent**

Saturday, 29 June 2024

1/17 Second Avenue, Marsden, Qld 4132

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Duplex/Semi-detached**

**XPERIENCE REALTY**

Xperience Leasing

0737065558

## \$500 per week

Behind these doors, you'll find 3 bedrooms, 1 bathroom, 1 car space luxury modern homes. The combined living, dining and kitchen spaces have beautiful white tile flooring throughout. In the kitchen you'll find beautiful bench tops with space for days, as well as stainless steel appliances. This fantastic location will have you spoiled for choice! Burrowes State School, Crestmead State School, Marsden State School and Marsden State High School are all just a short drive away. Many parks littered throughout Marsden and its surrounding suburbs. Better yet, send them over to Kingston Park Raceway or the Gould Adams Park Aquatic Centre! The kids aren't the only ones with options. Just down the street, you'll find the Marsden on Fifth Shopping Centre complete with a Woolworths. On the same street in the opposite direction is the Marsden Park Shopping Centre with Coles and the Marsden Library. Which will you choose?! We could go on and on about the wonders of this diamond pair, but here's a quick summary instead!

- 3 x spacious bedrooms with built-in robes and fans. Main with gorgeous ensuite and air conditioning.
- 1x beautiful modern bathrooms with spacious showers. Main with bath!
- 1 x lock-up garage and off-street parking space for additional vehicles
- Living, dining and kitchen areas with air conditioning, fans and beautiful tile flooring throughout.
- Gourmet style kitchen with stainless steel appliances including dishwasher and electric cooktop.
- Patio space and fenced courtyard area with plenty of space to entertain friends and family.
- Fantastic, family-friendly location with a plethora of parks close by, as well as schools and shopping centres.
- Opposite large park with children's playground and close to child care center.
- Small pet considered on application!
- Note: Visitor car space NOT to be used for this duplex number 1.
- Yard / easement / courtyard (to be mowed & maintained by tenants).

This duplex's location is the ideal spot – across the road from large, family park, close to shops, cafes, transport, recreational areas, cafes and so much more! Please note: should you not register for the inspection with our office, should there be any changes or cancellations you will not be notified. Disclaimer: Xperience Realty has been furnished with the above information, however, the Office and the Agent provides no guarantees, undertakings or warnings concerning the accuracy, completeness or up-to-date nature of the information provided by the Vendor or other Persons. All interested parties are responsible for their own independent inquiries in order to determine whether or not this information is in fact accurate.