

1/38 (36) Staytes Road, Marian, Qld 4753



House For Sale

Wednesday, 19 June 2024

1/38 (36) Staytes Road, Marian, Qld 4753

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 935 m2

Type: House



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Offers From \$449,000

Nestled on an impressively large and flat 935 m² block with a 34 m² frontage, this well-presented two-storey Queenslander epitomizes traditional charm and modern comfort. Constructed from solid block and vinyl cladding, this home exudes street appeal with its classic features and welcoming facade.

****Spacious Lower Level**** Step inside to discover the expansive lower level, which is of legal height and boasts a vast open-plan tiled living space. This area is versatile enough to accommodate a generous lounge room and a dining area, perfect for family gatherings and entertaining guests. A separate toilet on this level offers convenience and comes with plumbing provisions for an additional shower if desired. The laundry area is also located here for added practicality.

****Charming Upper Level**** Ascend the internal timber staircase to the upper level, where you'll find a thoughtfully designed living space. The first feature to catch your eye is a cozy office nook beside the staircase, ideal for working from home. The kitchen and dining area are adorned with timber vinyl flooring and offer a small breakfast bar, ample bench and cupboard space, a dishwasher, upright stove, and rangehood. A walk-in pantry provides extra storage. The renovated bathroom features a combined shower and bathtub, with a separate toilet for added convenience. High ceilings throughout the upper level enhance the sense of spaciousness.

****Comfortable Living Areas**** The formal lounge room, featuring golden hoop pine flooring, is air-conditioned and opens through two sets of timber and screen doors to the front covered verandah. This serene space is perfect for enjoying your morning coffee, alfresco dining, or simply watching the world go by.

****Inviting Bedrooms**** The master bedroom is complete with air conditioning and a walk-in wardrobe. All four bedrooms boast golden hoop pine flooring and ceiling fans, ensuring comfort and style.

****Outdoors**** The large yard lends itself to plenty of space to install a pool and shed. The well-kept yard and gardens with an array of fruit trees will please the keen gardener with space for a even bigger vege patch than what is already on offer.

****Prime Location**** Located in the highly sought-after rural area of Marian, this home offers a fantastic lifestyle opportunity for families. Just a short 20-minute drive to Mackay and conveniently close to the newly built Finch Hatton bike trail this property is ideally positioned for both tranquility and accessibility. This well-presented home is a fantastic buy in our booming market, offering a blend of traditional elegance and modern convenience. Don't miss the chance to make this charming Queenslander your own. Currently renting for \$490 per week, expected rent return of \$650-\$680:00 per week. Tenant is on a periodic lease.

DISCLAIMER: The agent does not give any warranty as to errors or omissions, if any, in these particulars. The provided information from the Vendor can be deemed reliable but not accurate. Any persons interested in the property should conduct their own research.