

**11 Princess Street, Marsden, Qld 4132**



**House For Sale**

Wednesday, 10 July 2024

11 Princess Street, Marsden, Qld 4132

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1006 m2**

**Type: House**



**KENY GUERRA**

0738053108

## SUBMIT OFFERS

The Keny Guerra Team is proud to represent the owners of 11 Princess Street, situated in the heart of Marsden! A move-in-ready home with DA approved, endless potential, and room to move! This 3 bedroom, 1 bathroom 1 car space residence occupies a generous land parcel spanning 1,006 square meters! With its unique DA Approval for one rear block, which is accessed by a wide driveway perfect for larger vehicles. Whether you want to sell the rear block, extend the existing home, build an additional dwelling for additional rental income, add a swimming pool or build large sheds, you have plenty of space to do so if it's what you desire! (STCA) As you enter, you step into the large and light-filled living area featuring split system air conditioning, carpet, and an archway to the kitchen and dining area, adding a touch of character and warmth! The open-plan floor plan is perfect for families or entertaining. The updated kitchen provides ample bench space, stool seating, and a gourmet oven and cooktop! Adjoining the space is a cozy dining area, which is perfect for supervising the kids from the kitchen. Outside is an entertainer's dream! Embrace the outdoors with a vast covered patio that spans the entire length of the house, offering great views of the kids playing backyard cricket or soccer, or the kids in the pool having a great time! You will also find a single carport and three garden sheds in good condition, providing ample storage for your toys and vehicles! All three of the bedrooms are well-sized and carpeted, with two offering built-in wardrobes and ceiling fans for your comfort and convenience. Additionally, there is a dedicated laundry room, with external access to the backyard for making chores easier! The modern family bathroom is a rare find! It features a linen closet, a walk-in shower, and a separate toilet! Currently rented for \$560 per week Lease expires - 31/03/2025 - tenants would love to stay

**PROPERTY HIGHLIGHTS:** Large 1,006 sqm block with wide side access DA Approval for x1 Rear Lot Potential for a granny flat, extension, pool, or large sheds! (STCA) Open-plan family friendly floorplan Large, carpeted living area with air-con and plenty of natural light Updated kitchen with stool seating, gourmet oven, and cooktop Cozy dining area adjoins the kitchen - perfect for supervising kids while cooking Massive, covered patio spanning the full length of the house Backyard has three garden sheds in good condition and a single carport Three well-appointed bedrooms with carpet - two with fans and BIR Dedicated laundry room with external access Modern family bathroom with linen closet, rare walk-in shower and separate toilet

**LOCATION HIGHLIGHTS:** 50m walk to parks and walking tracks! 900m walk to 550 & 551 Bus Stops! 3-minute drive to Marsden Park 3-minute drive to Marsden Park Shopping Centre 4-minute drive to Marsden SS (catchment) 5-minute drive to Marsden SHS - QLD's #1 School! (catchment) 5-minute drive to Crestmead Central 6-minute drive to Marsden on Fifth 7-minute drive to Kingston Train Station 30-minute drive approx. to Brisbane CBD 55-minute drive approx. to Gold Coast

With subdivision applications chewing up your money and hours of your time, this is the perfect fuss-free opportunity for a smart buyer! Invest in your future in the heart of Marsden! Contact The Keny Guerra Team TODAY so you don't miss out!

**Disclaimer:** The seller, real estate agency, and its representatives make no guarantees, warranties, or representations regarding the accuracy or completeness of the information provided in this advertisement. Any reliance on the information herein is at the buyer's own risk.