

**12 Emerald St, Marsden, QLD, 4132**

**PRIMEPLACE**

**Sold House**

Sunday, 25 August 2024

12 Emerald St, Marsden, QLD, 4132

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**

## **HUGE BLOCK, Welcome to first homeowner, investor, and land banker!**

Welcome to 12 Emerald Street, Marsden, a charming family home nestled on a spacious 1457m<sup>2</sup> block of land, and beautifully landscaped, low-maintenance gardens, making it an ideal haven for both relaxation and practicality.

Upon entering the home, you'll immediately feel the warm and inviting ambiance that permeates every corner. The generously sized living area serves as the perfect space for unwinding after a long day or hosting gatherings with family and friends. The well-appointed kitchen is equipped with modern appliances and ample storage space, ensuring that meal preparation is a breeze. offering flexibility for various needs.

The outdoor space is a true gem of this property, featuring an expansive land area that beckons with limitless possibilities. Whether you envision creating a lush garden oasis, setting up a play area for children, or even installing a refreshing pool, there's an abundance of room to turn your dreams into reality. The picturesque surroundings and well-maintained gardens provide a serene backdrop for outdoor activities and relaxation.

Nestled in the highly sought-after suburb of Marsden, this property offers the perfect blend of tranquility and convenience. With easy access to local schools, parks, shopping centers, and public transport, everything you need is just a short distance away. Whether you're looking to settle into a peaceful family home or seeking a property with potential for expansion and customization, 12 Emerald Street is a remarkable opportunity waiting to be explored.

Don't miss out on the chance to make this inviting family home your own. Contact us today to arrange a viewing and experience the charm and possibilities that 12 Emerald Street, Marsden, has to offer.

**Convenient Transportation:** Just a 200m walk to the nearest bus stop, making commuting a breeze. Additionally, the Kingston train station is only a short 7-minute drive away, providing easy access to public transportation.

**Shopping Convenience:** A quick 3-minute drive will take you to Marsden Park shopping center, ensuring that your shopping needs are met without hassle.

**Education:** Families with children will appreciate the proximity to excellent educational institutions, including Marsden State School and Marsden State High School, which is renowned as Queensland's #1 public high school. Burrowes State School is also just a 4-minute drive away.

**Local Amenities:** Enjoy the convenience of being just a 5-minute drive from Marsden on Fifth Ave Shops, providing a variety of local amenities and services.

**City Access:** For those who need to commute to Brisbane city, it's just a 30-minute drive, making it convenient for work or leisure activities in the city.

**Coastal Getaways:** If you love the beach and coastal escapes, the Gold Coast is within reach, with a 40-minute drive taking you to this popular destination for relaxation and entertainment.

12 Emerald Street, Marsden, offers not only a delightful family home but also the convenience of a well-connected location. Whether you're commuting, shopping, or seeking quality education for your children, this property's proximity to essential amenities and services makes it an attractive choice for families and individuals alike.

Contact us today to schedule a viewing and discover the lifestyle opportunities that await you at 12 Emerald Street, Marsden. Don't miss out on this exceptional property.

Other Information:

Leased finished in April 2024.

Rent \$420 PW