

**21 Marigold Street, Hemmant, QLD, 4174**



**House For Sale**

Thursday, 1 August 2024

21 Marigold Street, Hemmant, QLD, 4174

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Type: House**



Melissa Brown

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## Unmissable Opportunity! Quality Family Home Packed with Potential

With all the makings of a quality family home, this charming residence represents unmissable opportunity for first home buyers, renovators and investors alike. With light-filled interiors and a leafy outlook, this largely original home offers spacious family and meals areas, a bright and open kitchen, three bedrooms, one bathroom and secure parking for one vehicle. Positioned on a low maintenance 309sqm block and with fully fenced gardens, this property is packed with potential, offering scope to upgrade, extend and enjoy.

Promising a lifestyle of convenience, this property is located just 15 kilometers from Brisbane CBD and is within walking distance of Hemmant Station. Shopping and entertainment precincts including Cannon Hill Shopping Centre and Wynnum Plaza are minutes away, with Wynnum Golf Club and Pandanus Beach also nearby. For families, this property is within catchment of Murarrie State School and Brisbane Bayside State College, with Iona College and Moreton Bay College also within proximity.

### Inclusions:

- Sunny front verandah with leafy, suburban outlook
- Light-filled living room and adjoining meals area
- Updated kitchen with ample preparation space and upright electric stove
- Three spacious bedrooms, each with built-in robes
- Family bathroom with bathtub and separate toilet
- Ceiling fans and security screens
- Hardwood timber floorboards throughout
- Single garage that fits 2 cars with laundry and storage space
- Fully fenced 309sqm block with low maintenance landscaping
- Within walking distance of Hemmant Station and Hemmant Recreation Reserve
- Minutes from Cannon Hill Shopping Centre and Wynnum Plaza Shopping Centre
- Moments from Wynnum Golf Club, Pandanus Beach and Wynnum Jetty
- Within catchment of Murarrie State School and Brisbane Bayside State College
- Less than 15kms from Brisbane CBD and 11kms from Brisbane Airport

We welcome your inspection!

For enquiries, please contact Melissa Brown on 0432 176 843.

### Disclaimer:

This property is being sold without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.

### Disclaimer:

We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained herein. All information is provided as a convenience to clients.