

789 Marian-Eton Road, Marian, Qld 4753

House For Sale

Tuesday, 2 July 2024

789 Marian-Eton Road, Marian, Qld 4753

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 1240 m2

Type: House



Georgia Parker

0478661740

Offers Over \$410,000

A warm welcome awaits you at 789 Marian Eton Road - an ideal purchase for first-time buyers looking to enter the market, families, and investors alike. This charming residence is situated on a generous 1,240 m² plot, optimising space and functionality. With excellent connectivity to the Bowen Basin, one of the world's largest coal reserves, this property provides easy access to the thriving mining sector. With Marian's ongoing growth and development, this home is a wise choice for both residential and investment purposes, benefiting from the expanding Mackay region. In this charismatic and cozy home, timber look floors and soft, muted hues provide a canvas for your personal touch. The air-conditioned entry foyer leads to a lovely sitting area adjoining the well-equipped kitchen, efficiently configured to enhance usability. The kitchen features plenty of bench and cupboard space, a lengthy walk-in pantry, contemporary black fixtures, and a dishwasher. A servery window to the dining area highlights the kitchen's practicality, making it well-suited for close-knit family meals and gatherings. From the kitchen, make your way to the open dining and lounge room, where free-flowing space invites interaction and connection. Separated from the main living quarters, the master suite gives you complete privacy. This stepped-down, air-conditioned suite comprises a walk-in robe and an ensuite equipped with a shower, bath, and toilet. Adjacent is a vast rumpus room, suitable for various uses such as a games room, gym, home office, or even a library - affording tremendous versatility. Bedrooms two and three, located a few steps up, are spacious and include built-in robes. The main bathroom boasts a mirrored vanity, shower, built-in storage, and separate toilet. The downstairs laundry area, with external access, is roomy enough for further storage requirements. The outdoor areas of this property are feature-rich, including a sizeable double bay carport at the front providing ample parking, while the neat green grounds are fenced, with the rear fence serving as the boundary. Enjoy the convenience of a garden shed and an additional small shed currently utilised as a chook pen. There's abundant room for other property storage, and the presence of a large 25,000L water tank, a smaller 2.5/3,000L tank, and access to both bore and tank water ensure sustainability. The property has no easements, offering uninterrupted exterior enjoyment. Don't miss out on the opportunity to make 789 Marian Eton Road your new home. In a flourishing locale with land to spare and a purposeful layout, the property offers excellent potential. Contact us today to arrange a viewing of this delightful residence. Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.