



# SOLD

## ELEVATED AND AIRY

Set proudly in an elevated position in a quiet cul-de-sac this is a lovely place to call home. Framed by generous lawns, mature trees this neat chamferboard home has great street appeal. The property is zoned LMR and the block size of 708 m2 is ideal for a multi dwelling future development potential if desired. A new iron roof was replaced in 2016. This home enjoys expansive views of the adjacent nature reserve from the front patio. This outdoor space expands out from the spacious open living area, perfect for easy living. Stepping inside from the front patio, the living space conveniently connects beautifully into the kitchen with ample room to accommodate family meals. The kitchen has been fitted with an updated double bowl sink, electric stove top and rangehood whilst also providing sufficient cabinet storage and bench space. The kitchen also offers convenient access to the backyard via stairs leading straight to the perfect space for an outdoor dining area that can be enjoyed all summer long. This fully fenced home is very secure and is perfect for children and pets.

The home boasts three generous bedrooms filled with natural light and two of the three connected by outdoor balcony. The family bathroom is fresh and modern, fitted with tiled floors and a frameless glass shower/bath screen making this a stylish space to enjoy. The house displays beautiful timber flooring throughout all bedrooms and living area with lino flooring in the kitchen. Under the house is spacious, providing ample storage in addition to car accommodation through a manual lockable gate, this will be the delight of those who need a little extra from their home.

This is a great opportunity to secure a large parcel of land within 15km of Brisbane CBD. Elevated and peaceful, this is a lovely place to raise a family. Easy access to public transport with a bus stop close by in Alderwood Street. Located close to the Elizabeth Street Shopping Centre and a short drive away from Acacia Market Place with both Woolworths and Aldi. Within walking distance to Watson Road Primary School, the convenience of this property is second to none. This property will not last long, call today to register your interest!

3 BED | 1 BATH | 1 CAR

PRICE:  
\$420,000

OPEN FOR INSPECTION:  
N/A



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Internal 172m<sup>2</sup> External 15m<sup>2</sup> Total 187m<sup>2</sup>

44 Marnham Street, **Acacia Ridge**



3 x 1 x 1 x



NOTE: Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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