







16 Marcia Belle Place, Joyner

A BLANK CANVAS AWAITING YOUR MASTERPIECE

Welcome to 16 Marcia Belle Place, Joyner - a comfortable and versatile three-bedroom home offering plenty of space to live, relax and make your own.

Whether you're entering the market for the first time, looking for a home with room for the family, searching for a manageable property to downsize into, or adding to your investment portfolio, this home presents an exciting opportunity in a peaceful Joyner setting.

Inside, the practical floorplan makes excellent use of the available space. Three well-sized bedrooms, all complete with built-in robes, are positioned around the central bathroom, while the kitchen and dining area create a natural hub for everyday living.

The separate living room provides an additional space to unwind, giving the home flexibility for families, guests or simply a quiet place to relax away from the main living area.

Step outside and the property really starts to open up. The covered patio extends the living space outdoors, creating a lovely spot for entertaining, enjoying a morning coffee or simply making the most of

3 1 1

FOR SALE
$820,000 NEGOTIABLE

VIEW
By Appointment

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

the generous backyard.

For those needing extra space for storage or hobbies, the property offers plenty of flexibility. A single lock-up garage is complemented by a dedicated caravan bay, generous driveway space and a handy 3m x 2.5m garden shed.

The generous yard is another standout feature, providing plenty of room for children and pets to enjoy, while also giving future owners the opportunity to shape the outdoor space to suit their lifestyle.

With approximately 119sqm of internal living and an abundance of outdoor space, this is a property that offers a comfortable foundation today, with plenty of scope to make it your own tomorrow.

Features you will appreciate:
· Three well-sized bedrooms, all with built-in robes
· Central bathroom
· Practical kitchen with adjoining dining area
· Open-plan kitchen and dining
· Separate living area
· Covered outdoor patio
· Single lock-up garage
· Dedicated caravan bay
· 3m x 2.5m garden shed
· Generous backyard with plenty of room to enjoy
· Ample driveway space
· Approx. 119sqm of internal living
· Quiet and convenient Joyner location
· Excellent opportunity for first-home buyers, families, downsizers or investors

Location Benefits:
· Approx. 8-minute walk to Joyner Central Shopping Centre
· Approx. 1.4km to Genesis Christian College
· Approx. 2km to Marketplace Warner
· Approx. 2.8km to Les Hughes Sporting Complex
· Approx. 3.4km to Bullocky Rest, Lake Samsonvale
· Approx. 6.1km to UniSC Moreton Bay, Petrie
· Convenient access to local shopping, schools, parks and everyday amenities
· Easy access to surrounding suburbs and major transport routes

A home with space to enjoy, flexibility to grow and plenty of potential to make it truly your own - 16 Marcia Belle Place is ready for its next chapter.

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MORE DETAILS

Property ID	1UJPF1H
Property Type	House
Land Area	972 m2
Including	Air Conditioning
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Ceiling Fans











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All dimensions are approximate; they may be subject to errors and inaccuracies, and no liability will be accepted.
Plans are shown for marketing purpose only.

LJ Hooker
Property Connections

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