9 Marsala Court, Kingston

3 1 1

SOLD BY ALEX FAN

Tucked away in a peaceful cul-de-sac, this charming brick-veneer and tile residence offers the perfect blend of immediate comfort and future opportunity. Set on a sprawling 781m2 allotment, this property is an ideal match for first-home buyers looking to enter a fast-growing market or savvy investors seeking a high-growth asset with genuine add-on potential.

Highlights:

- Well-presenting home ideal for first home buyers and savvy investors with new full internal paint
- Brand-new split-system air conditioner, ensuring your family stays cool and comfortable year-round
- Large garden shed perfectly suited for a tradesperson's workshop or a dedicated space for DIY projects
- Fully fenced block providing a safe haven for children and significant space for potential future add-ons or extensions (STCA)
- Positioned in a low-traffic street located within the fast-growing and highly affordable suburb of Kingston

Inside, the floor plan is designed for effortless modern living, freshly painted for a brand-new start. Featuring three well-appointed bedrooms all equipped with built-in robes to ensure streamlined storage for the whole household, the heart of the home is serviced by a central bathroom and a kitchen that makes daily chores a breeze

FOR SALE
Under Contract

AGENTS

Alex Fan
0451 106 888
alexfan@ljhpp.com.au

AGENCY

LJ Hooker Property Partners
07 3344 0288

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker

with its oven. To ensure your comfort regardless of the season, a brand-new split-system air conditioner has been recently installed, providing efficient climate control throughout the main living spaces.

While the interior provides a cozy retreat, the true magic of this property unfolds as you step outside. The massive 781m2 allotment is a lush canvas for your imagination, featuring a fully fenced garden that offers total privacy and security. Whether you are hosting weekend gatherings in the dedicated courtyard and outdoor entertaining areas or watching the kids enjoy the sprawling lawn, the lifestyle on offer here is centred around the great outdoors. For the hobbyist, mechanic, or DIY enthusiast, the property includes a large garden shed that is perfectly suited for a workshop, providing the ideal space for projects and extra storage.

Beyond its current charm, this property represents a savvy strategic move. Kingston is rapidly gaining a reputation for its exceptional affordability and strong growth potential, and a block of this size offers significant room for future add-ons or extensions (STCA).

Daily errands are made simple with Kingston Palms Shopping Centre and the Logan Hyperdome nearby for all your shopping needs, while local recreational spots like nearby parks and the Kingston Park Raceway provide endless weekend entertainment. Within the catchment for Berrinba East State School and Woodridge State High School, the highly regarded Groves Christian College is also located just moments away.

Positioned in a quiet pocket of a suburb on the rise, this home represents a strategic investment in both lifestyle and long-term growth. Plant your roots in a quiet, high-potential pocket. Contact Alex Fan and discover the possibilities that await at 9 Marsala Court.

All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided and interested parties must solely rely on their own enquiries.

Fans Real Estate Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners
ABN 74 512 885 661 / 21 107 068 020

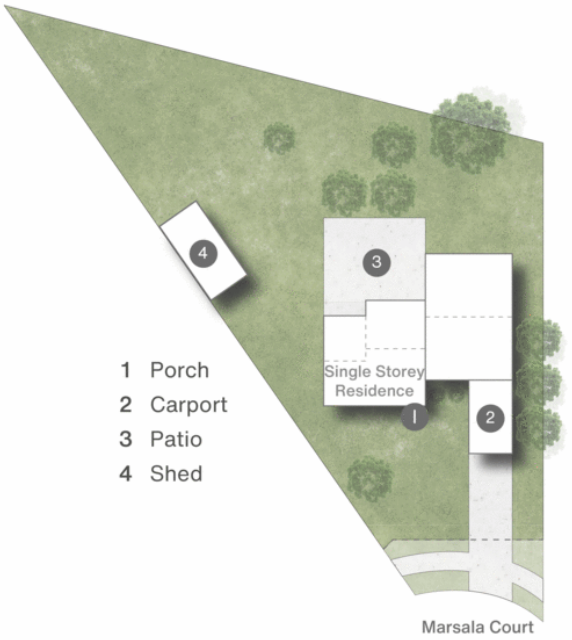
MORE DETAILS

Property ID	B4NEF4R
Property Type	House
Land Area	781 m2
Including	Air Conditioning
	Courtyard
	Outdoor Entertaining
	Built-in-Robes
	Fully Fenced

Alex Fan 0451 106 888
Agent/Independent Contractor | alexfan@ljhpp.com.au

LJ Hooker Property Partners 07 3344 0288
25 Pinelands Road, SUNNYBANK HILLS QLD 4109
propertypartners.ljhooker.com.au | sunnybankhills@ljhpp.com.au

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



9 Marsala Court **KINGSTON**

3 | 1 | 1 | 148m² | 781m²

LJ Hooker Property Partners

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

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker