



## Marsden, 11 Paluma Court

Private Oasis on an Expansive 830m<sup>2</sup> Block!

Welcome to 11 Paluma Court, Marsden—a property that perfectly blends relaxed family living with impressive investment potential. Nestled on a generous 830m<sup>2</sup> block, this charming low-set brick home is packed with opportunity. Whether you're looking to nest or invest, this property delivers space, privacy, and practicality in spades. From its huge alfresco entertaining area to the sprawling backyard and functional interior, this is one opportunity you don't want to miss!

Marsden is a thriving suburb known for its family-friendly vibe, fantastic local amenities, and lush green spaces. With easy access to schools, parks, shopping centres, and public transport, it's a community where convenience meets comfort. Whether you're taking a leisurely stroll through one of the many nearby parks or grabbing a coffee from a local café, Marsden offers a lifestyle that's both vibrant and relaxed. Investors will love the strong rental demand, while families will appreciate the welcoming neighbourhood atmosphere.

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**For Sale**  
Offers over \$699,000

**View**  
[ljhooker.com.au/1WPAGRF](http://ljhooker.com.au/1WPAGRF)

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**(07) 3807 7900**

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### Your New Property Features:

- 3 Comfortable Bedrooms - Including a spacious master with air conditioning for year-round comfort.
- Functional Bathroom - Featuring a full-sized bath, separate shower, and sleek white vanity.
- Modern U-Shaped Kitchen - Equipped with ample bench space, crisp white cabinetry, and modern appliances including a freestanding oven and cooktop.
- Two Large Living Areas - Separate living and family spaces perfect for both relaxation and entertaining.
- Climate Control - Air-conditioning in the living area and master bedroom, ensuring comfort no matter the season.
- Massive Backyard - A true standout feature! Perfect for kids, pets, or future development (STCA). Includes a large, ideal for storage, a workshop, or even a home gym setup, along with raised garden beds ready for your veggie patch.
- Huge Covered Patio - Perfect for year-round entertaining, comfortably fits outdoor lounges and a BBQ area.
- Secure Carport & Driveway Parking - Plenty of off-street parking behind a roller door, adding extra security.
- Generous Land Size - 830m<sup>2</sup>; block with wide side access and beautifully maintained gardens framed by mature trees for ultimate privacy.

### Your Investment Figures:

- Rental Appraisal: \$570 - \$610 per week
- Tenancy Details: Tenanted until 21/07/2025, providing immediate and stable rental returns.

Looking for a lifestyle upgrade or a high-growth investment? 11 Paluma Court offers it all- plenty of space to spread out, scope for value-adding upgrades, and a location that tenants and homeowners alike will love. Reach out today to schedule a viewing or discuss how this property could become your next standout investment!

## More About this Property

<b>Property ID</b>	1WPAGRF
<b>Property Type</b>	House
<b>House Size</b>	176 m <sup>2</sup>
<b>Land Area</b>	830 m <sup>2</sup>

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11 PALUMA COURT, MARSDEN

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Internal: 104m<sup>2</sup> | External: 72m<sup>2</sup> | Total: 176m<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

