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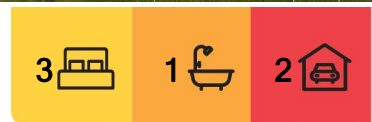
## Marsden, 675 Browns Plains Road

SOLD BY PRAGYA OJHA

Tenanted till this July and reaping the current owners a nice return of \$474 a week, New rental appraisal between 510 to 560 a weeks, this light and airy home near schools, shops, buses and parks, offers a spacious interior with high ceilings, three fan-cooled bedrooms, air-conditioned social spaces, and alfresco areas front and back for outdoor entertaining.

Top features:

- A 2-minute walk to the bus stop, 3 to Edge ELC, 10 to Marsden State School, 13 to an IGA
- Carpeted lounge/dining room opens onto covered front porch with decorative arches
- Large kitchen with electric cooktop and dishwasher, a fireplace to one side
- 3 carpeted bedrooms - all with ceiling fans, master with bonus split system A/C
- Main bathroom with shower over bath combo, vanity and toilet; second toilet in laundry



**For Sale**  
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**Contact**  
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**LJ Hooker Property Partners**  
07 3344 0288

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Perfectly functional as it is, with tenants to back that, there's no doubt a bit of TLC would see this place move higher up the comfort stakes. There's scope for internal renovations to modernise the kitchen and bathrooms, and you could easily green up the existing low-maintenance lawned yard with some creative planting - or consider building something more adventurous (STCA).

Right now though, this property works fine, with the big kitchen flowing through to the large I-shaped dining and lounge area where you can crank up the A/C knowing the solar panels are doing their thing on the roof, or opt to open the doors to the Spanish-style front porch and bring in a cooling breeze. The whole home is well-ventilated with windows in all directions for airflow and natural light or you can choose to set up a table and dine on the covered patio out back.

Outside, a long straight concrete drive extends past the house ending at a double brick and iron garage with a handy side door to a timber-fenced, level yard requiring no more than a regular mow.

Walkers will love the location with a short stroll getting you to well-networked bus stops, the local primary school and ELC, and a pretty park or two. In the car, head one way out the drive and start stocking up at Coles at Marsden Park Shopping Centre in 3 minutes, or turn in the other direction and be trucking down the aisle in Woolies at Marsden on Fifth in 5. The local zoned secondary school, Marsden State High, is a 10-minute drive.

Well-located for those seeking convenience for themselves or their tenants, and with the option to continue the status quo or roll up your sleeves and step up the comfort factor, there's lots to attract a range of buyers to this property.

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## More About this Property

<b>Property ID</b>	B1P6F4R
<b>Property Type</b>	House
<b>Land Area</b>	750 m <sup>2</sup>
<b>Including</b>	Air Conditioning Toilets (2) Courtyard Dishwasher Outdoor Entertaining Secure Parking Fully Fenced Solar Panels Water Tank

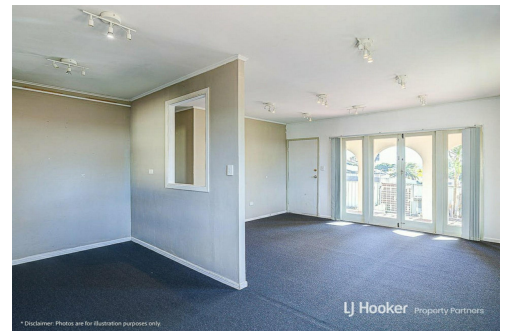
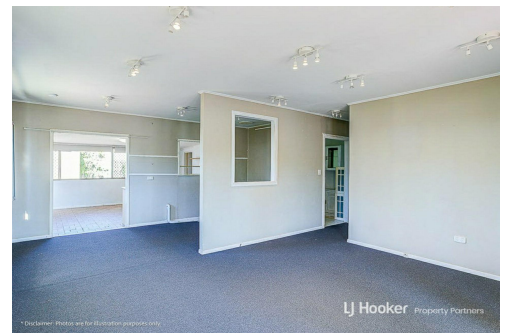
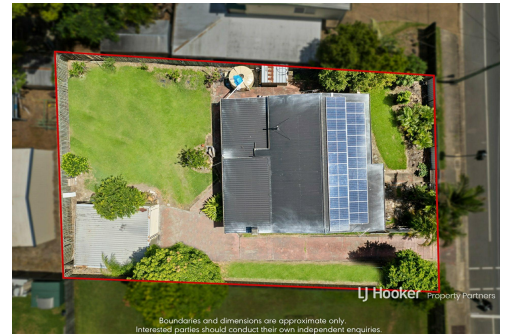
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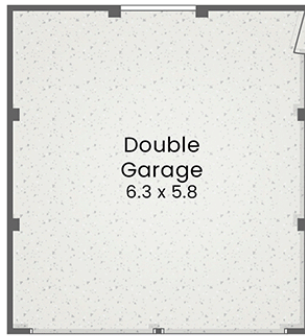
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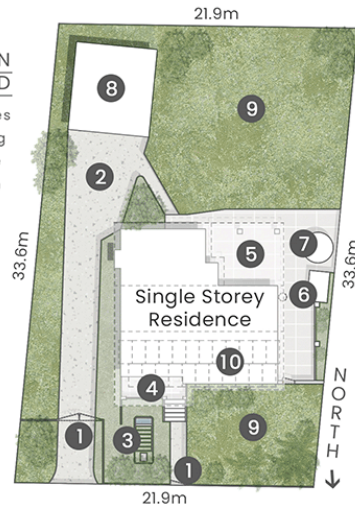
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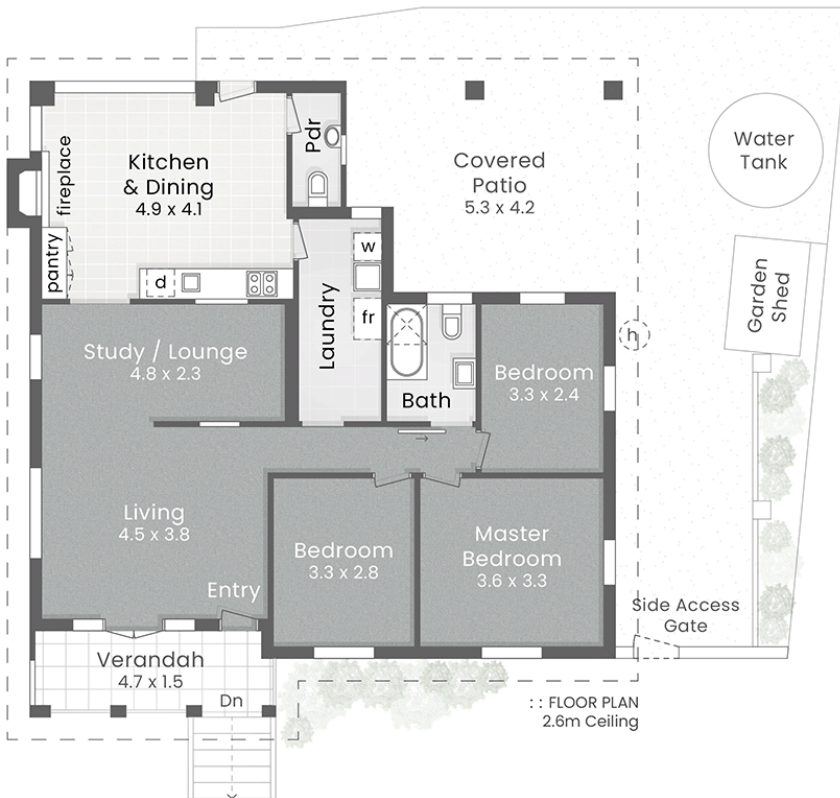


:: DOUBLE GARAGE  
(Not Actual Location)

- SITE PLAN LEGEND**
1. Entry Gates
  2. Secure Driveway Parking
  3. Water Feature
  4. Entry Verandah
  5. Covered Patio
  6. Garden Shed
  7. Water Tank
  8. Double Garage
  9. Fenced Yard
  10. PV Solar Panels



BROWNS PLAINS ROAD



:: FLOOR PLAN  
2.6m Ceiling

675 Browns Plains Road  
MARSDEN

750m<sup>2</sup>

3 Bed + Study

1 Bath + Powder

2 Car + Off-Street

Internal 110m<sup>2</sup>

Patio & Verandah 29m<sup>2</sup>

Garage 39m<sup>2</sup>

Total 178m<sup>2</sup>

**pdc.**

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