

Sold



707 Browns Plains Road, Marsden

SOLD BY ALEX FAN

Sharing the same private but high-profile block, central to all amenities, these 2 standalone dwellings represent a rare chance to secure a property that can meet a range of modern-day needs.

Highlights:

- Original/renovated 3-bed/1 bath/1 car lowset at front and plenty of open-air parking space
- New modern 3 bed/2 bath lowset at rear, premium fit-out, high ceilings, central courtyard
- Private entries to each house - live in one/rent the other or accommodate extended family
- Sun-lit street-side workshop to run a home biz, lots of off-street parking behind front fence
- Walk to buses & state schools, mid-way between 3 shopping hubs, short drive onto M6

While the home closest to the street is the original dwelling, it sports a renovated interior that equals the good looks and contemporary vibes of the lowset behind. Along with chic timber-look flooring throughout the sleeping and social spaces, it has a luxe full-height tiled bathroom with shower-over-tub combo, white and bright kitchen, split system AC in living and cool track lighting.

Taking style levels to new heights, the rear lowset has an airy u-

6 3 6

FOR SALE

Please Call

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shaped floorplan, where the key rooms extend through sliders into a stunningly tiled open-air entertaining courtyard. The kitchen is central to the action, with a marble-look stone top over an island dining bar with rose-gold tapware, and a flash induction cooker/stainless rangehood framed by crisp white cabinetry. Hybrid timber floors are complemented by a calming choice for wall paint, and these run through the kitchen, the adjacent combined dining area/formal lounge, and through to a bonus family room.

Of the 3 fan-cooled beds in the new dwelling, the master is the star with a custom fit WIR and an ensuite with contrasting full-height tiling, a frameless glass rain shower, and freestanding tub for bubbly, end of day soaks. The second bathroom is on par in looks, also floor-to-ceiling tiled, with another swish vanity and a roomy shower, with a shared laundry and separate water closet found outside.

If you opt to run a home business out of the sunny, street-side workshop - you'll benefit from top exposure to potential customers moving along Browns Plains Rd and abundant off-street customer parking (with turning circle space) behind the front fence. If you're just living or renting here, drawcards will be the walking distance proximity to bus stops to get you about Brisbane and Marsden state schools - and supermarket hubs and the Logan Motorway within a short drive.

It's rare a property with such versatility hits the market, so view soon and be good-to-go at auction.

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Fans Real Estate Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners
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MORE DETAILS

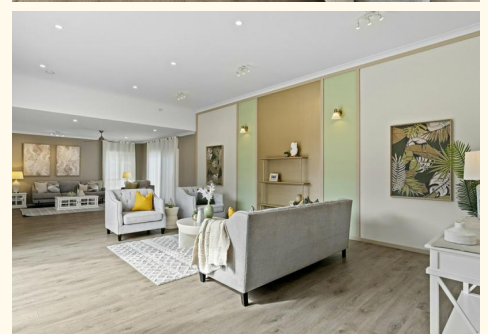
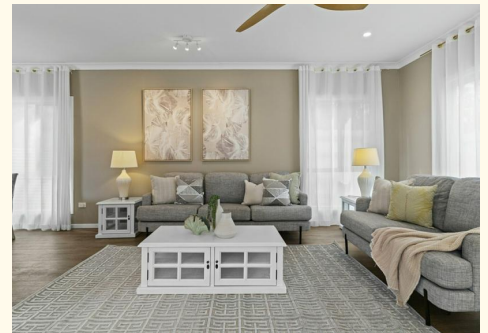
Property ID	B3AXF4R
Property Type	House
Land Area	751 m2
Including	Air Conditioning Toilets (2) Courtyard Dishwasher Outdoor Entertaining Workshop Built-in-Robes Secure Parking Fully Fenced Solar Panels

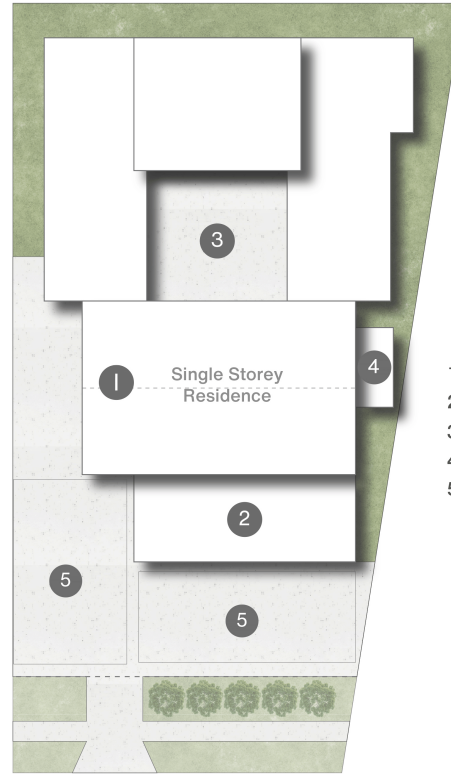
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- 1 Garage
- 2 Patio
- 3 Courtyard
- 4 Toilet / Laundry
- 5 Parking Area



707 Browns Plains Road **MARSDEN**

 6 |
  3 |
  6 |
  445m² |
  751m²

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.

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LJ Hooker