

20 Marrabah Avenue, Smithfield

## Effortless Single Level Living with Pool and Solar




Experience easy modern living in this stylish home, perfectly positioned on a 530m<sup>2</sup> corner block in the heart of Smithfield. Designed on a single level for comfort and convenience, it's ideal for families who love to entertain, with sleek contemporary finishes and a seamless indoor&ndash;outdoor flow that embraces the tropical lifestyle.

The hub of the home is the impressive kitchen with a statement island bench, premium appliances, and a birds eye view of the pool, perfect for everyday living and entertaining.

The open plan living and dining area extends to the oversized covered patio and pool, creating an inviting space to relax, dine, and host. A second sliding door enhances airflow and the space is complemented by split-system air-conditioning and ceiling fans throughout.

The home offers four well-proportioned bedrooms, including a versatile fourth bedroom that can also be utilised as a media room or home office to suit your needs.

The master bedroom suite is finished with plantation shutters and

4  2  2 

**FOR SALE**

Please Call

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 **LJ Hooker**

offers a private retreat with a walk-in wardrobe and ensuite, whilst the remaining bedrooms are serviced by a stylish family bathroom complete with separate shower and bath tub.

An internal laundry and internal access to the garage adds everyday convenience.

Step outside to your fully fenced private oasis, complete with a sparkling in-ground pool two separate lawn areas, ideal for children, pets, and summer entertaining. The secure double garage (further off street parking in front of garage) and 43 solar panels provide both practicality and energy efficiency.

Located just a short walk from Smithfield Village cafes, restaurants, pharmacy, and Smithfield Campus Shopping Centre, this home is surrounded by walking tracks and local mountain bike trails. The home is proximate to Smithfield State High School, Holy Cross Primary, Newman Catholic College, and JCU University.

Ideal as the perfect family home or a smart investment in a highly sought-after location - Call today to arrange your inspection!

## MORE DETAILS

|               |                      |
|---------------|----------------------|
| Property ID   | 3Y3KFMB              |
| Property Type | House                |
| Land Area     | 530 m2               |
| Including     | Ensuite              |
|               | Air Conditioning     |
|               | Pool                 |
|               | Outdoor Entertaining |
|               | Built-in-Robes       |
|               | Secure Parking       |
|               | Fully Fenced         |
|               | Remote Garage        |
|               | Solar Panels         |

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