







7 Marian Close, Sun Valley

Affordable Two-Storey Home with Space & Potential

Positioned in the established suburb of Sun Valley, 7 Marian Close presents an excellent opportunity for first-home buyers, couples, downsizers or investors looking for a freestanding home with plenty of potential. Set on a generous 607m² allotment, this two-storey property offers a practical layout with two well-sized bedrooms, a central bathroom and the added convenience of a second toilet downstairs.

The kitchen has been thoughtfully updated with stainless-steel benchtops and well-maintained cabinetry, while the home has been cared for over the years, providing a comfortable foundation for its next owner. Both bedrooms offer good proportions, providing plenty of flexibility for couples, small households or those wanting a dedicated home office.

Downstairs provides valuable additional utility space, offering plenty of scope for the next owner to get creative and make the space work for their individual needs. With access from both the front and rear of the property, the downstairs area presents exciting potential to be transformed into additional living, entertaining, storage, a workshop, hobby space or a range of other uses, subject to the necessary approvals and requirements. Combined with two-car accommodation

2 1 0

FOR SALE
$430,000

VIEW
Mon 9th Nov @ 4:45PM - 5:15PM

AGENTS
Tahni Roberts
0438 319 364
troberts.gladstone@ljhooker.com.au

AGENCY
LJ Hooker Gladstone
(07) 4972 2800

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.

and solar, the property offers a range of practical features that add to its overall appeal.

Outside, the established backyard provides space to enjoy, with the natural slope of the block and existing easement offering an opportunity for buyers to make the space their own, subject to any relevant requirements. Whether you're looking for your first home, an affordable investment or a property with genuine scope to add value and create something tailored to your needs over time, 7 Marian Close offers a great opportunity to secure a freestanding home in Sun Valley.

Disclaimer: Whilst every care has been taken in the preparation of this advertisement, and the information has been obtained from sources we believe to be reliable, prospective purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Where used, digitally edited photographs are limited to the removal of personal items to protect the occupants' privacy and assist buyers in visualising the space. No permanent fixtures, property features or structural elements have been altered unless otherwise disclosed. Details herein do not constitute any representation by the Owner or the agent and are expressly excluded from any contract.

MORE DETAILS

Property ID	JPJ1V
Property Type	House
House Size	74 m2
Land Area	607 m2

Tahni Roberts 0438 319 364
Sales Agent | troberts.gladstone@ljhooker.com.au

LJ Hooker Gladstone (07) 4972 2800
43 Tank Street, GLADSTONE QLD 4680
gladstone.ljhooker.com.au | reception.gladstone@ljhooker.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.