

**15 Marshall Avenue, Sun Valley, Qld 4680**



**House For Sale**

Wednesday, 8 January 2025

15 Marshall Avenue, Sun Valley, Qld 4680

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 607 m2**

**Type: House**



Derran Corke

## OFFERS OVER \$420,000

It's a pleasure to introduce this well maintained home featuring a modern kitchen, three generously sized bedrooms, and ample storage space under the house. The property also boasts a good-sized backyard, perfect for outdoor activities or future landscaping potential. On entry, you'll be welcomed into a cosy living room, ideal for relaxation or family movie nights. The space features wood-look vinyl flooring, split-system air conditioning, and a ceiling fan to ensure year-round comfort. Plenty of natural light flows through to the adjoining dining room and modern kitchen, creating a warm and inviting atmosphere throughout. The stylish, recently renovated kitchen is a real highlight, offering ample bench space that can double as a convenient breakfast bar. With plenty of cupboards to store all your kitchen essentials, it's both practical and functional. The space is equipped with an electric oven and stove top, making cooking and entertaining easy. Further down the hallway, you'll find three generously sized bedrooms. One is fitted with split-system air conditioning, while another has a window box air conditioner for added comfort. All rooms feature soft, comfortable carpeting and offer ample space to accommodate a double bed and bedside tables. The conveniently located bathroom is neat and tidy, featuring a combined shower and bath for versatility. It also includes a vanity with drawers, providing plenty of storage space to securely store your bathroom essentials, keeping the space nice and clean. Under the home, you'll find ample storage space for tools, garden equipment, and bikes which can be locked away for added security. This area is easily accessible from the single carport, providing added convenience and practicality for everyday use. The backyard is very inviting, featuring a garden shed and plenty of space to add a swing set or even a larger shed to suit your needs. With ample room for personalisation, it's the perfect canvas to create an outdoor area that fits your lifestyle.

**PROPERTY FEATURES** - • Front veranda to enjoy the suburb views • Single lock up garage plus covered double carport • Large backyard space to personalise to your needs • Plenty of storage space underneath the home • Side access • Family friendly street

**COUNCIL RATES** - \$3600/year (excluding water)

**RENTAL APPRAISAL** - \$390-\$410/week

**TO ARRANGE A PRIVATE INSPECTION PLEASE CALL DERRAN CORKE ON 0411 094 064 OR WENDY AITENBICHLER IN THE OFFICE ON 4972 3288.**