



## 10 Marlin St, Deception Bay



### LARGE BLOCK- MOVE IN READY !

Have you been looking for a home that has space, potential and room to store your boat or caravan well 10 Marlin Street Deception Bay has all this and so much more.

This home is perfectly suited to families, and investors or first homebuyers, no matter where you are on the property ladder. 10 Marlin Street enjoys coastal breezes and a family friendly flat, fully fenced 683sqm parcel of land with access up the side lane to double gates to either plan your dream shed space, add a granny flat (subject to council approval) or even get that pool that you have always wanted. With this much space the potential is endless.

As you can see from the front of the home there is a single carport with room to add another or make this drive through access to the backyard. Step out of your car then walking to the front door there is a lovely front undercover porch to sit and have those morning coffees on.

Walking inside is a Cosy living area ideal for watching television with the family and has a split system air conditioner. This is separate from the dining and kitchen area which is practical in every way with ample cupboards and bench space, even room for a dishwasher with gas cooktop and electric oven.

A little hidden area off the dining room is the laundry which is disguised behind doors with linen space and laundry tub making this easily accessible for the busy homeowners.

The 3 bedrooms come with the master having air con and builtin wardrobe and the further 2 bedrooms perfect for you and your family with room to add wardrobes. All

🛏 3 🗺 1 🚗 1 🏠 683 m2

<b>Price</b>	SOLD for \$625,000
<b>Property Type</b>	Residential
<b>Property ID</b>	2167
<b>Land Area</b>	683 m2

#### Agent Details

Leisa Lowe - 0438 801 298

#### Office Details

Clontarf  
48 Hornibrook Esplanade Clontarf QLD  
4019 Australia  
07 3283 6737



three bedrooms come with ceiling fans.

The family bathroom consists of a large vanity unit with storage under and above in the mirrored cabinet and comes with a modern shower. Separate toilet.

Entertaining family and friends will be a breeze with your very large, covered patio area which flows well from your kitchen and dining area. Watching your children or pets play with freedom in your fully fenced property, and is perfect if you have a boat, a trailer or a caravan that you want to keep secure.

Location is the key to this home as you are only a few minutes walk to Deception Bay Market Place shopping centre, Schools, Medical Facilities and the waterfront of the Bay where you will find walking tracks for kilometres. North Lakes is only a few minutes drive and the nearest railway line at Rothwell is only 5 mins drive. Making this a perfect location for easy access to all facilities.

What more could you want from a home that has scope to add, ready to move in, solar power to cut down those electricity bills, 683m<sup>2</sup> block with side access and a location that is highly sought after.

One thing is for sure this family have loved living here and are ready to move on to new adventures. Expected rental return would be anywhere in the mid to high \$5's per week, subject to rental demand.

Contact Leisa Lowe from Jan Jones Real Estate Today to make this your new home before you miss out as homes in this condition and location are highly sought.

Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty of representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.