

Sold



## 30 Brookland Crescent, Marangaroo



### SOLD after 1st HOME OPEN!! More properties required for Genuine buyers!

Offered for the first time in 30 years, the original owners of this quality Nardizzi built 4 bedroom, 1 bathroom family home have decided that its is time for new owners to enjoy this immaculately presented home.

Nestled in a quiet and safe area on the sought-after western side of the sprawling Marangaroo Golf Course, this charming haven is ready for you and your loved ones to bring all of your belongings and move on into its multiple living spaces – from the massive carpeted front lounge, to the adjacent formal dining room (also carpeted for comfort) and a huge separate family room. The tiled casual meals area also extends outdoors to a private side patio for covered entertaining, overlooking a generous part of the backyard that could become a future swimming pool, large shed or expansive grassed playing area for the kids.

The kitchen is efficient and boasts a Westinghouse gas cook top, a separate oven/grill, a walk-in pantry and double sinks, whilst the commodious master bedroom is the pick of the sleeping quarters with its "his and hers" double built-in wardrobes. There is even an external laundry and fourth bedroom that has its own separate access and can effortlessly be converted into a large studio or home office – depending on your personal needs. The home features ducted reverse cycle air-conditioning with the gardens fully reticulated, well manicured, lush and most importantly, easy care!

4 1 7 794 m<sup>2</sup>

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	26
<b>Land Area</b>	794 m <sup>2</sup>
<b>Floor Area</b>	269.41 m <sup>2</sup>

#### Agent Details

Hadley Shearn - 0488 012 000

#### Office Details

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**mortar & soul**  
REAL ESTATE

The possibilities are endless here and the location is ultra convenient, situated so close to Marangaroo Primary School, bus stops, a plethora of local parklands and the magnificent Kingsway City Shopping Centre. What an astute acquisition this may prove to be!

Other features include, but are not limited to:

- 794sqm (approx.) block size
- Feature LED down lights throughout the living areas
- Quality LED room lights in Bedrooms
- Gas Bayonet Heating
- 4 Generous sized bedrooms with large Master
- Separate 4th bedroom or home office with its own rear access
- Tiled outdoor laundry with double troughs
- Ample hallway storage
- Separate toilet
- Lock-up garage with drive-through access for up to two or three cars to park (including beneath the patio area)
- Ducted evaporative air-conditioning
- Security alarm system
- Gas hot water system
- Automatic reticulation
- Rainwater tank
- Side access
- Quality Nardizzi home

Council Rates: \$1776 annually

Water Rates: \$974

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