

Sold



26 Brookland Crescent, Marangaroo



Family Functionality

Tranquilly tucked away in a tightly held quiet street on a spacious 697sqm (approx.) block that finds itself perfectly positioned on the sought-after western side of the sprawling Marangaroo Golf Course, this splendid 3 bedroom 2 bathroom residence will effortlessly appease everybody's personal needs. Even those looking for a 4th bedroom will suit this property with the Study easily converted to a large bedroom.

Welcoming you inside is a carpeted formal lounge that is very generous in its proportions and leads through to a formal dining room, also carpeted for comfort, with plenty of potential to convert into a fourth bedroom or home office (with its own separate rear access) down the track. Most of your casual time will be spent enjoying the centrality of a large open-plan family, meals and kitchen area, complete with seamless access out to a fantastic back patio for entertaining, as well as a breakfast bar, double pantry, double sinks, a Chef electric cook top, Sienna Euro oven and pleasant views into the backyard.

Separate from the minor sleeping quarters and nestled at the front of the household is a newly-carpeted master-bedroom suite that boasts full-length built-in wardrobe space, alongside a private ensuite bathroom with its own shower and toilet. Also outdoors is a paved courtyard, a beautiful grapevine, a garden shed, low-maintenance reticulated gardens and plenty of room for a future swimming pool or vegetable patch.

3 2 5 697 m²

Price	SOLD
Property Type	Residential
Property ID	28
Land Area	697 m ²
Floor Area	260.12 m ²

Agent Details

Hadley Shearn - 0488 012 000

Office Details

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mortar & soul
REAL ESTATE

A convenient location close to Marangaroo Primary School, bus stops, a plethora of local parklands and the magnificent Kingsway City Shopping Centre is simply an added bonus here. Just bring your belongings, move on in and add your own personal touches throughout!

Other features include, but are not limited to:

- Formal dining room with rear-patio access
- Double linen press off the kitchen/meals area (with easy-care flooring)
- Carpeted family room with a gas bayonet and split-system air-conditioning
- Carpeted 2nd/3rd bedrooms with built-in robes
- Potential for conversion of Study to 4th bedroom
- Practical main bathroom with a separate bath and shower
- Tiled laundry with ample storage space, a separate 2nd toilet and outdoor access
- Large single lock-up garage with high ceilings, shopper's entry and side access
- Timber skirting boards throughout
- Security screens and doors throughout
- Mains-pressure storage hot-water system
- Side access
- Built in 1984 by quality local builder, Joe Nardizzi

Council Rates: \$1,730 per year

Water rates: \$974

Land Area: 697m²

Building Area: 256m²

Residence: 177m²

Garage: 33m²

Patio: 18m²

Porch: 28m²

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