



3 Julius Ct, Marsden



## FAMILY ENTERTAINER ON 700M<sup>2</sup> WITH POOL, PERGOLA & SHED!

Welcome to 3 Julius Court, Marsden the perfect family home offering space, lifestyle, and endless summer fun. Set on a huge 700m<sup>2</sup> block, this home combines comfort and versatility with multiple living zones and fantastic outdoor features.

Perfectly positioned in a quiet cul-de-sac, this beautifully maintained 3-bedroom family home offers the ideal mix of comfort, space, and lifestyle. With two living areas, a large outdoor entertaining space, a sparkling pool, and a powered shed, it's everything a family, first home buyer, or investor could ask for all on a generous 700m<sup>2</sup> block in a prime Marsden location.

### Property Features

- Low-set brick and tile home with paved driveway and secure two-car parking
- Three carpeted bedrooms with ceiling fans, main with walk in robe and built-in robes to bedroom 2 & 3
- Modern bathroom, tiled floor-to-ceiling with a large shower
- Two generous living areas with air-conditioning and a cozy fireplace

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**Price** SOLD for \$800,000

**Property Type** Residential

**Property ID** 1407

**Land Area** 700 m<sup>2</sup>

### AGENT DETAILS

Col Pyke - 0437181023

### OFFICE DETAILS

Local Property Team

1300 040 728

PROPERTY TEAM

- Well-appointed kitchen with electric cooktop, double-door pantry, and ample cupboard space
- Large windows for plenty of natural light
- Beautifully manicured lawns and gardens for easy family living

#### Outdoor Living & Entertaining

- Expansive fully covered patio ideal for year-round entertaining
- Built-in brick BBQ area overlooking a sparkling above-ground pool with timber decking
- Fully fenced yard providing privacy and a safe space for kids or pets
- 6m x 6m powered work shed for extra storage, hobbies, or a workshop

#### Location Highlights

(All minutes & distances approximate)

- 30 mins to Brisbane CBD and Brisbane Airport
- 45 mins to the Gold Coast
- 12 mins to Logan Central and close to the Logan Motorway
- 3 km to Marsden Shopping Centre
- Short walk to parks and playgrounds
- Walking distance to Marsden State School
- Only 1.5 km to Marsden State High School
- Close to public transport, local shops, and community facilities

#### Why You'll Love It

This home offers versatility, comfort and lifestyle appeal in equal measure. Whether you're entertaining friends by the pool, relaxing by the fireplace or watching the kids play in the yard, every space has been designed for easy family living. Move in ready and ideally located, this is a property that truly has it all.

Enquire today to arrange your private inspection – this one won't last long!

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