

That's an error.

That's all we know.



















## MARSDEN - DUAL OCCUPANCY OPPORTUNITY

Located in Marsden rests this dual occupancy residence. Offering two separate tenancies with leases in place or the option to keep one as an investment and live in the other in time to come.

Crafted to maximise the income for the savvy investor with two properties on one title, low maintenance and NO BODY CORPORATE FEES.

Both units have open plan living, kitchen and dining areas, access to on street and off street parking, a single secured garage with a shared driveway and separate fenced grassed backyards with a covered patio area.

Rental income is currently \$750 per week for both properties, with the possibility of increasing with lease renewal in the future.

Unit 1 - Currently rented @ \$400 per week -

- Lowset three bedrooms with built-in robes and ceiling fans
- Ensuite to master bedroom and generous size main bathroom, with air conditioner
- Spacious modern kitchen with stainless steel appliances
- Ducted air-conditioning
- Low maintenance, fully fenced yard
- Single remote lock up garage

Unit 2 - Currently rented @ \$350per week -

- Two bedrooms
- Modern kitchen with dishwasher
- Ducted Air-conditioning
- Open plan living and dining
- Fully fenced generous size back yard
- Single remote garage

Marsden is a high growth location with strong employment opportunities, high rental demand, close to schools, shopping centres and public transport.

This property is well maintained and with tenants in place, there is nothing to do!

Contact me today to for more information.

*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*

5 3 2 407 m2

**Price** SOLD for \$750,000  
**Property Type** Residential  
**Property ID** 10516  
**Land Area** 407 m2

### AGENT DETAILS

Jason Gayler - 0403 623 863  
 Nigel Lucas - 0413 351 603

### OFFICE DETAILS

Zillmere  
 378 Zillmere Rd Zillmere, QLD, 4034  
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*rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*