

# 1/8 Marybeth Crescent, Molendinar, QLD, 4214

## Sold House

Friday, 14 April 2023

1/8 Marybeth Crescent, Molendinar, QLD, 4214

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Braden Lamb

## VACANT INVESTMENT, MUST GO!

Auction Location: On-Site

Auction @ 1pm on Friday 8th July 2022

Opportunity knocks elsewhere and this investor says, sell it quick!! The tenants have moved out, theres NO BODY CORPORATE, the property has been fully renovated and the owners cash is tied up in this fabulous home - an ideal opportunity to jump in, on an affordable first home or profitable rental!

Having undergone a complete renovation in the last few weeks, the property is flawless and ready to move in. Brand new bathrooms, new flooring throughout, freshly painted, new downlights & fans, a brand new deck & patio and renovated kitchen quite literally means there's nothing left to do! The yard is very low maintenance, with enough room for the furry kids to use the loo & lay in the sun!

The home is a free-standing duplex, only sharing insurance with the neighbor - also owner occupied. Centrally located, Marybeth Crescent is a unique pocket of homes in the heart of the Gold Coast. Moments to the M1, via Smith street, Gold Coast University Hospital, local shops, public transport and of course... a short drive to the famous GC Beaches!

- Brand new bathrooms
- Fully renovated kitchen
- New carpet, vinyl hybrid flooring & paint throughout
- New downlighting & ceiling fans
- Air-conditioning in living
- Large brand new deck & patio
- Landscaped, low-maintenance gardens
- Double garage and additional off street car space (great for a trailer, camper or small boat)
- NO BODY CORP FEES & Pet friendly!
- Lovely neighbor next door, to share insurance with (approx. \$500ea p.a)

Council Rates - \$1,748 p.a

Water Rates - \$1,139 p.a

Shared Insurance - \$502 p.a (\$1005 - half each)

Rental Appraisal - \$650-\$700/wk

Disclaimer:

COVID-19 Disclaimer:

All representatives of our agency will conduct open homes and private inspections as per the social distancing rules in accordance with Government guidelines.

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\* denotes approximate measurements.

Price Disclaimer: IF this property is being sold without a price, please note that a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes only