

**1&2/15 Eden Lane, Marsden, Qld 4132**

*Elders*

**House For Sale**

Thursday, 11 April 2024

1&2/15 Eden Lane, Marsden, Qld 4132

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Joel Ruge

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## **Auction**

Disregard all previous pricing! Make no mistake - this property will be SOLD! This well thought out dual-key home is conveniently set at the back of a private estate. The two homes have reliable, established tenants keen to stay on. Unit one features:- 3 spacious bedrooms with built-in robes- Main with ensuite bathroom and walk in robe- Spacious living and dining area- Spacious kitchen with Stainless Steel Appliances- Main bathroom and separate toilet- Covered alfresco area- Laundry- Automatic Garage- Air conditioning- Fenced backyard Unit 2 features- 2 bedrooms with built-in robes- Open plan living and dining- Modern kitchen with great bench space- Family sized bathroom- European style laundry- Automatic Garage- Fenced yard New rent appraisals are \$500-\$530 per week Unit 1 and \$430-\$450 per week Unit 2. The two units are insulated and have ceiling fans and air conditioning throughout for year-round comfort. There is also a large solar electricity system on the roof to save \$\$\$ There is a pedestrian walk-way at the end of the street through to the bus route on Browns Plains Rd for easy access to transport. A choice of local schools and shopping is all nearby also. The benefit here is 2 incomes from the one property. 2 Easy! Call now 2 visit!