

**122 Marshall Road, Rocklea, Qld 4106**

**STRUD**

**House For Sale**

Wednesday, 12 June 2024

122 Marshall Road, Rocklea, Qld 4106

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 625 m2**

**Type: House**



Josh Dawson  
0414101412

## Auction

Auction Location: Brighton Homes Arena - 16 Eden Station Drive, Springfield Central, 4300

Let's answer some key questions;- House raise plans (subject to certifier & building approval) + Level & Detail Plan - Already done!- Rental Estimate; \$625 - \$650/Week (Approx)- Council Rates; \$480/ Quarter (Approx)- Block Size; 625m<sup>2</sup>, Internal; 160m<sup>2</sup>

This incredible opportunity in a flood-free spot of Rocklea is ready for its next owner. This has been a great investment for the current owners (renting at \$630/Week previously) with plans to renovate in the future. However, their situation has changed which presents a great purchase for all types of buyers in the current market. Freshly painted and tidied up, this two-bedroom (air-conditioned), well-maintained, generous sized home is the perfect opportunity to enter the market in a fast growing suburb (12.6% last 12Mnths). Built on an impressive 625m<sup>2</sup> allotment and in a flood free zone, the home has the potential for a renovation and revamp. For all renovator buyers, half the work has been done with both House raise plans (subject to certifier & building approval) + Level & Detail Plan being completed. For the savvy investor, with a history of great rental returns and the house positioned in a suburb with such close proximity to the city, public transport and easy access to all major highways, you will have a desired home to the rental market. The generously sized, luscious green backyard is complimented with a fantastic undercover decking area (with fire pit) - allowing you to entertain in your guests no matter what the season. With an array of amenities surrounding the home, including parks, shops, Rocklea Showgrounds and public transport, the home is positioned in the ideal location. A suburb filled with family-friendly activities, convenience, and continual development, Rocklea has great community culture that you will want to be a part of with the added benefit of being in such proximity to the city and on a huge, established allotment. Key Location Points;- Easy access to highways leading to Ipswich, Brisbane and the Gold Coast - Bunnings (Down the road - 1.5km Rocklea State School- 1.8km Rocklea trainstation (recently upgraded)- 5.9km Yeronga State School- 6.5km to Christ the King Primary School - 6.8km to Graceville State School- 10km to Brisbane City

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