

17/99 Second Avenue, Marsden, Qld 4132



Townhouse For Sale

Thursday, 13 June 2024

17/99 Second Avenue, Marsden, Qld 4132

Bedrooms: 3

Bathrooms: 3

Parkings: 1

Area: 135 m2

Type: Townhouse



Haroon Sufi
0731280887

Offers over \$459k

Attention investors! Here's a golden opportunity to add a near-new property to your portfolio in the thriving suburb of Marsden. This contemporary 3-bedroom townhouse is an investor's dream, currently tenanted until March 2025 with a steady rental income of \$500 per week. **Property Highlights:** **Prime Location:** Nestled in the sought-after Marsden area, known for its family-friendly atmosphere and excellent amenities. **Modern Design:** Constructed just 4-5 years ago, this townhouse boasts modern fixtures and finishes, ensuring minimal maintenance and high tenant appeal. **Generous Layout:** Featuring three spacious bedrooms, each with ample storage, a well-appointed kitchen, and a comfortable living area, perfect for today's lifestyle demands. **Secure Tenancy:** Currently leased to reliable tenants who have been in the property for 3 years, providing immediate rental income and peace of mind for the savvy investor. **Investment Details:** **Rental Income:** \$500 per week, offering a solid return on investment. **Lease Expiry:** March 2025, ensuring stability and continuity. The current investor is ready to pass the baton, offering you the chance to secure a fantastic property with strong rental yield and future growth potential. Don't miss out on this exceptional investment opportunity in Marsden! For more information or to arrange a viewing, please contact Haroon Sufi on 0412 024 418. **Disclaimer:** All information provided has been obtained from sources we believe to be accurate. However, we cannot guarantee the information is accurate and accept no liability for errors or omissions, (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal advice. Please note that photos of the property have been edited for marketing purposes & to remove the current tenants possessions.