

20/45 Ari Street, Marsden, Qld 4132



Sold Townhouse

Saturday, 24 February 2024

20/45 Ari Street, Marsden, Qld 4132

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 103 m2

Type: Townhouse



YOGI SHARMA
0738076334

\$492,555

Crafted with precision in 2014, this stunning three-bedroom, two-bathroom townhouse epitomizes modern charm and convenience. Whether you're entering homeownership for the first time, seeking a strategic investment, or downsizing to luxury, this residence offers an impeccable fusion of comfort and style. The townhouse is currently unoccupied and recently bond-cleaned and has a history of housing quality tenants. Previously owner-occupied for over a year, it now awaits your personal touch.

Key Features:

- Impeccable Interiors:** Feel the embrace of comfort as you enter the open living room, adorned with plush carpeting, refreshing air conditioning, and a gas hot water system. The large dual rear doors seamlessly connect to the undercover patio and a low-maintenance yard, offering a perfect blend of serenity and natural light.
- Luxurious Bedrooms:** Indulge in relaxation within the main bedroom, complete with a spacious walk-in wardrobe, a private ensuite, and the comfort of air conditioning. The second and third bedrooms boast built-in robes with storage cupboards and ceiling fans, providing ample space for rejuvenating rest.
- Gourmet Kitchen Delight:** The well-appointed kitchen is a culinary haven, featuring an electric oven, cooktop, dishwasher, and extra-large pantry. Experience the seamless flow between the kitchen and the open-plan living area, creating an ideal space for entertaining friends and family.
- Smart Layout:** Security screens ensure peace of mind with 2.5 bathrooms, including an ensuite, a main bathroom with modern vanity, shower & tub, a separate downstairs toilet, laundry, and additional storage. This townhouse, tailored for modern living, ensures convenience at every corner.
- Outdoor Bliss:** Escape to the joy of a spacious backyard, providing an expansive canvas for outdoor activities. Perfect for families with kids or those who relish open-air living.
- Parking and Accessibility:** Enjoy the luxury of a single remote garage with internal access and an additional parking space. The complex also offers abundant visitor parking, adding extra convenience to your lifestyle.
- Investor's Haven:** This property offers a great rental yield and has a rental appraisal ranging between \$480-\$510 per week, making it a wise investment choice. The Body Corporate Levy, which includes insurance, is approximately \$1136 per quarter. The Council rates, including water rates, total approximately \$890 per quarter but may vary based on individual water usage.
- Location Highlights:**
 - Looking for a property with easy access to schools, shopping centres, and medical facilities within a 5 to 10-minute drive? This home is just 30 minutes from Brisbane City and 50 minutes from the Gold Coast.
 - Quick access to major motorways for seamless commuting.
 - A short drive to public transport options, making travel a breeze.

Your Dream Home Awaits! For a personal tour of this delightful townhouse, reach out to your friendly real estate agent, Yogi Sharma. Don't miss the chance to make this haven your own- seize the opportunity now!

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