

31 17 Mulgrave Road Marsden, Marsden, Qld 4132



Sold Townhouse

Friday, 3 November 2023

31 17 Mulgrave Road Marsden, Marsden, Qld 4132

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Type: Townhouse



Jean Geoff Chen
0756253168

Contact agent

Whether you're looking for your first home, first investment property or to add to your portfolio this immaculately presented town home is simply perfect. It attracts quality tenants and returns over 7% rental yield! Either way, you look at it - first home owner or smart investor - this property represents money in your pocket. The Complex The Approach in Marsden is a modern, private estate of 107 townhouses, built in 2013. Well maintained and with on-site managers, it boasts comprehensive security, complete with video surveillance. The abundance of communal areas encompasses a large inground pool, parks, and open green spaces. The Townhouse The new owners will appreciate the townhouse's minimal maintenance requirements and fantastic features:-- Modern kitchen with stainless appliances- Air-conditioning Aircon in the living room and master bedroom- Massive main bathroom with bath- Master bedroom with generous balcony- 3 spacious bedrooms with built-in robes and ceiling fans- Additional downstairs toilet- Private laundry and clothesline- Lock-up private garage and additional driveway parking- Gas hot water system The list of outgoing is as below: Levy \$1000/quarter Rates \$530/quarter Water: \$250-350/quarter (Depends on water usage)(fees subject to change) The Location The townhouse is situated at the corner of the complex, very spacious and private courtyard. It's directly across from a beautiful park and just a few doors down from the swimming pool. The complex is conveniently positioned near schools, shops and public transport. Don't miss your chance to add this outstanding townhouse to your property portfolio or move in with the kids and enjoy resort-style living.