

38 Olympia Street, Marsden, Qld 4132



House For Sale

Friday, 17 May 2024

38 Olympia Street, Marsden, Qld 4132

Bedrooms: 6

Bathrooms: 2

Parkings: 4

Area: 1015 m2

Type: House



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2 HOMES ON 1 TITLE - SUBDIVISION POTENTIAL!

Discover the perfect investment with two homes on one title, offering endless potential and positive cash flow. Currently tenanted for a combined \$890 per week providing immediate positive cash flow & the opportunity to further increase this yield. Latest rental appraisal combined is \$1020 per week. No Body Corporate: Enjoy the benefits of one set of rates with no additional fees & potential to further split the titles into two. Both Properties have their own separate electricity and water meters also.

Home 1 (38): A charming 3-bedroom, 1-bathroom highset home at the front offering air con, raked ceilings in the living room, modern kitchen and a spacious fully fenced backyard. Downstairs boasts a storage room, 2 car garage downstairs along with carport on the right hand side! 38 Olympia: Tenanted until August 2024 \$470 PW.

Home 2 (38A): A beautifully renovated lowset 3-bedroom all with built ins, 1-bathroom home at the rear with its own carport and driveway access, large patio overlooking the expansive backyard and modern finishes throughout. The home offers ceiling fans, air con, modern tiles, fresh carpets to the bedrooms, large modern kitchen and euro style laundry within the bathroom. 38a Olympia: Tenanted until October 2024. \$420 PW. With build costs rising & subdivision applications chewing up time, secure this ready to go dual income property today. Situated in a high growth area, located just minutes from everything!

LOCATION HIGHLIGHTS: 800m walk to Brandon Park, Marsden 2km to Home & Co Shopping Centre, Marsden 2.2km drive to Marsden State School 3.5km drive to Marsden State High School 5.7km to Logan Motorway, Kingston 8.3km drive to Grand Plaza 32km to Brisbane CBD Contact the Rebecca Cuderman Team today for more information and to arrange a viewing.