

**52 Garden Terrace, Newmarket, Qld 4051**



**House For Sale**

Wednesday, 17 April 2024

52 Garden Terrace, Newmarket, Qld 4051

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 3**

**Area: 405 m2**

**Type: House**



Judi ODea  
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## Auction

Here's an opportunity that doesn't come around every day - the ability to purchase two stand-alone properties on the one parcel of land. 52 Garden Terrace is perfect for savvy property investors or downsizers looking to make some passive income from their primary place of residence - you could live in one of the houses and rent the other out, or rent out both for great returns- the choice is yours! Conveniently located only 5KM away from the Brisbane CBD and walking distance to the Newmarket Shopping Centre, the property at the front of the block is a well-maintained Queenslander cottage with built-in wardrobes, air-conditioning and charming character features throughout. Features of this property include:- Three bedrooms with air conditioning - Original pine floors and VJ walls- Fully appointed kitchen with serving bar to rear deck - Fully fenced yard- Internal laundry- Bathroom with separate shower and free-standing bathtub - Rear entertaining deck surrounded by a leafy outlook- Solarhart hot water heating- 3 car spaces - Close to Newmarket State School and walking distance to Newmarket shopping centre and train station

The second property on offer is a modern, dual-level townhouse that was built in 2013. The ground floor is an entertainer's delight, with an open-plan layout and a modern kitchen that connects through to an outdoor alfresco dining area with a grassy yard, which is perfect for pets. Features include:- 2 bed, 2 bath, 1 study nook, 1 car- Timber floors, built in robes & ceiling fans to bedrooms- Ducted air conditioning throughout- Outdoor alfresco dining area with grassy yard- Secure and private location- Electric security gate and privacy screens- Water tank - Smoke alarms installed

And then there's the location. Walking distance to the Newmarket Shopping Centre, the Newmarket Pool, Train Station, and most importantly for young families, you are an easy walk away from the highly sought-after Newmarket State School. So give Judi or Michael a call today before you miss out on this exceptional opportunity!