

# 7 Hickory Street, Marsden, Qld 4132

STONE

## House For Sale

Tuesday, 11 June 2024

7 Hickory Street, Marsden, Qld 4132

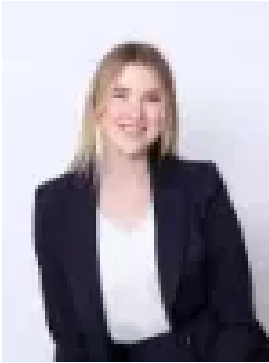
Bedrooms: 5

Bathrooms: 2

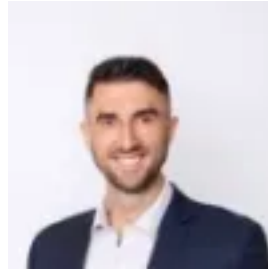
Parkings: 3

Area: 756 m2

Type: House



Erin Cumming  
0466573342



Ibrahim Sulvic  
0733872222

## Offers Over \$795,000

Discover the exceptional investment potential of 7 & 7A Hickory Street, Marsden. This versatile property offers dual income streams with two distinct residences under one title, making it an ideal investment opportunity for those seeking steady and reliable rental income. The main house at 7 Hickory Street boasts a beautiful design featuring 3 bedrooms, 1 bathroom, and a spacious living area equipped with air-conditioning for year-round comfort. Additional features include a 2-car garage, ensuring ample parking and storage space. This property is currently rented at \$400 per week until 8/6/2025, providing immediate and ongoing income. Adjacent to the main house, 7A Hickory Street presents a modern 2-bedroom granny flat with 1 bathroom and a convenient carport. This elegant and self-contained unit includes built-in robes and air-conditioning in the living room, enhancing the appeal for tenants. It is currently rented at \$380 per week until 26/3/2025, further contributing to the property's dual income potential. Situated in a prime location, 7 Hickory Street is just a short drive from local supermarkets, schools, and public transport, making everyday essentials easily accessible. The property's proximity to key amenities enhances its attractiveness to potential tenants, ensuring a high occupancy rate. This unique property presents an outstanding opportunity for investors looking to secure a profitable and sustainable investment. Don't miss out on the chance to own this versatile and well-located dual-income property at 7 & 7A Hickory Street, Marsden.