

# 71 Dodds Street, Margate, Qld 4019



## House For Sale

Tuesday, 21 November 2023

71 Dodds Street, Margate, Qld 4019

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 607 m2**

**Type: House**



Mark Rumsey  
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## Suit Buyers Above \$849,000

Calling all investors, 71 Dodds Street, Margate is For Sale and is perfect for the astute investor wanting a growth asset to add to their portfolio. Comprising of a spacious well-appointed 3 bedroom house plus a separate self-contained 2 bedroom granny flat, this quality investor package is ready to go. Guaranteed to attract strong interest, please see below the key features and benefits of both properties and location.

**Main House:** Spacious air conditioned main living with ornate plaster finishes and beautiful polished hardwood floor boards. Modern kitchen with dishwasher and quality appliances. 3 Generous size bedrooms, 2 with robes fans and air conditioning. Modern main bathroom. Second shower and toilet in laundry. Ceiling fans. Fully fenced with genuine side access for additional off street parking. Separate driveway to single lock up garage with internal access. Private covered entertaining area. Maintained and presented to perfection. Plenty of yard space for kids and pets. Water tank.

**Granny Flat:** 3 years new, built in 2021. 2 spacious bedrooms with robes and fans. Open plan living with fan and air conditioning. Modern kitchen with dishwasher. Bathroom with shower, toilet and vanity with storage. Private deck for entertaining. Fully fenced separate yard with room for kids and pets. Separate driveway with carport.

**Location:** Set on a large 607m<sup>2</sup> block. Quiet, wide leafy street. 1.2km walk or drive to beach. Close to all amenities.

**Investor information:** Main House - Quality tenant in place to 3rd June 2024 paying \$515 pw. Granny Flat - Quality tenant in place to 29 June 2024 paying \$400 pw. Council Rates - \$718.73 per quarter.

This quality peninsula dual income property is ready to go and could be yours. Interested? Please call Mark Rumsey on 0404 498 340 for more information or we invite you to inspect at our scheduled open for inspection.