

78 Marshall Lane, Kenmore, Qld 4069



Sold House

Wednesday, 16 August 2023

78 Marshall Lane, Kenmore, Qld 4069

Bedrooms: 6

Bathrooms: 6

Parkings: 5

Area: 607 m2

Type: House



Thyme Property Sales Team - Jade Goh

\$1,260,000

According to the March budget papers, Australia's net overseas migration is set to soar by 750,000 people over the next two years and almost 1.5 million within five years. 78 Marshall Lane boasts a striking modern design, creating a bright and inviting atmosphere. Purposefully built with six spacious, air-conditioned bedrooms, each featuring its own ensuite, this 15-year-old property also offers the potential for dual living or the creation of a wonderfully spacious double-storey home. Throughout both levels of the house, you will find stunning timber floors, expansive communal living areas, a fully equipped kitchen seamlessly connected to the lounge and dining area, and a convenient kitchenette located upstairs. Given its location in the highly desirable suburb of Kenmore, this remarkable property presents itself as a sound investment. The perfect retirement plan is available to the savvy buyer to appreciate a consistent income stream with room for future rent growth. Investors will benefit from an outstanding rental history, fixed term leases and a high calibre building with a very low maintenance schedule. Nestled in the heart of Kenmore, this property provides easy access to Kenmore Plaza Shopping Centre, restaurants, beautiful parklands, the University, and city transportation. Additionally, it is conveniently situated near Kenmore High School and Kenmore South State School. Features:- Council Certified Class 1B Dwelling approved for rooming accommodation- High occupancy rate with current weekly rent at \$1413, potential to achieve \$1650 per week with fixed-term tenancies- Fully Furnished with quality fit out and equipped coin-operated commercial washer and dryer- 13.2kw of the solar system installed to save on electricity bills- BCC Rates \$561.63 per quarter- QUU Sewerage Services \$198.96 per quarter Opportunities to sit back and achieve a favorable yield with the comfort of low maintenance schedule. Act Fast to secure this one-of-a-kind Kenmore gem. Contact Jade at 0411331388