

**44/17-27 Mulgrave Road, Marsden, QLD, 4132**

**Townhouse For Sale**

Tuesday, 17 September 2024

44/17-27 Mulgrave Road, Marsden, QLD, 4132

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



Brendan Lewington

0422326399

## INVEST OR NEST

If this property is not sold by the 10th of October 2025, it will be going to Auction from 4:00pm on the 10th of October 2025 at Harcourts Connections at 217 Stafford Road, Stafford and we will also be live streamed with phone bidding allowed. The owners will consider all offers prior to Auction, so get your offers in before time runs out!

Welcome to your new opportunity in the heart of Marsden! This beautifully maintained 3-bedroom, 2.5-bathroom townhouse offers both savvy investors and small families a chance to secure a versatile property with outstanding potential.

### Property Features:

- Open Plan living downstairs.
- Hidden laundry and washroom downstairs perfect for hosting friends and families.
- 3 Spacious bedrooms upstairs all equipped with ceiling fans.
- A master bedroom with a private ensuite, and built in wardrobe, and balcony providing a perfect retreat for relaxation.
- Second roomy bedroom equipped with air conditioning, ceiling fan and built in wardrobe.
- Modern Bathroom: Designed for convenience and comfort, featuring contemporary fixtures.
- Air Conditioning: Enjoy year-round comfort with air conditioning in the downstairs living areas.
- Private Courtyard: A charming little covered outdoor space ideal for relaxing or entertaining guests.

### All onsite amenities at your front door:

- Onsite Pool
- Onsite Gym
- Visitor Carparks

### Investment Highlights:

Current Tenants: Reliable tenants currently paying \$480 per week, ensuring immediate rental income until March 2025.

Prime Location: Situated in the desirable Marsden area, known for its community feel and convenience.

Strong Rental Demand: Benefit from a growing rental market with high demand for quality townhouses.

### For Families:

This property offers a welcoming environment for families looking for their first home, with space and comfort to grow.

### Community and Convenience:

Enjoy close proximity to local schools, parks, and amenities, making it a great choice for family living.

#### 📍- Burrowes State School

- Marsden State High School
- Edge early learning Marsden
- Johns Park
- Kemp Place Park
- Marsden park Shopping centre
- Browns Plains Grand Plaza

Whether you're looking to expand your investment portfolio or find the perfect start for your family, this townhouse ticks all the boxes. Don't miss out on this exceptional opportunity!

Marsden is a diverse yet vibrant community in the ever-popular Logan City region! Ideal for families and professionals, Marsden boasts a welcoming, family-friendly atmosphere, a variety of parks and numerous shopping centres providing an

array of retail, medical and leisure stores! Residents enjoy easy access to esteemed schools including Burrowes State School, Marsden State School and Marsden State High School which was voted Queensland's #1 Public School! Excellent transport links are within reach including Grand Plaza and Logan Central Bus Station, as well as Loganlea, train station! Brisbane commuters don't miss out either with easy access to Logan Motorway or Pacific Motorway, taking you approximately 30 minutes to Brisbane CBD! Whether you're looking for a spacious family home or a modern townhouse, Marsden provides an array of real estate opportunities to suit every lifestyle. Experience the pinnacle of quiet suburban living in Marsden.

**Disclaimer:**

This property is advertised for sale without a price and as such, a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes. Please do not make any assumptions about the sale price of this property based on website price filter. The seller, real estate agency, and its representatives make no guarantees, warranties, or representations regarding the accuracy or completeness of the information provided in this advertisement. Any reliance on the information herein is at the buyer's own risk.