

1/770 Browns Plains Road, Marsden, Qld 4132



Unit For Sale

Wednesday, 10 July 2024

1/770 Browns Plains Road, Marsden, Qld 4132

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Daniel Pigram
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Offers over \$299,000

Investor's Dream: Affordable Two-Bedroom Renovator Unit! Attention Investors! This two-bedroom unit presents an exceptional opportunity to maximize your returns. Situated in a high-demand rental area within a complex of six villas, this property is primed for value-adding renovations. Key Features: * Built 1984: Solid construction with potential for modern upgrades * Two Bedrooms with Built-In Wardrobes: Attractive to potential tenants * Functional Kitchen: Ready for a modern update to increase rental appeal * Open Plan Living/Dining Area: A versatile space with great potential * Combined Bathroom and Laundry: Efficient use of space, perfect for remodeling * Separate Toilet: Added convenience for tenants * Private Large Courtyard: A great feature for tenant enjoyment and use * Single Carport Covered Parking Space Investment Highlights: * High Rental Demand: Located in a sought-after area for renters * Currently Leased: Long-term (2013) tenant paying \$370 per week until 2 May 2025 * Current Council Rates Inc Water: \$896.41 per quarter * Body Corporate Fees: Approximately \$45.38 per week * Value-Adding Potential: Renovate the kitchen, bathroom, and interiors to increase rental income and property value (Market rent renovated \$470p/w) Steady Income Stream until you're ready to complete renovation Capital Gains: The right upgrades can lead to substantial appreciation in value Location Benefits: * Bus stop right outside the property * 1-minute drive to Marsden State School * 800m walk to Marsden State High School * 650m walk to Marsden Park shopping center * 7-minute drive to Kingston or Loganlea train station * 29-minute drive to Brisbane city * 45-minute drive to Gold Coast This unit is perfect for investors looking to add value and maximize returns. With the right renovations, this property can become a high-yield rental and a valuable addition to your portfolio. Don't miss this unique opportunity to enhance your investment strategy! Contact Dan, Your Real Estate Man, today on 0412 856 905 to arrange a viewing and discuss the potential returns! DISCLAIMERS Sold & Leased Realty Pty Ltd T/A Professionals City to Surf, in preparing this information used our best endeavor's to ensure that the information contained therein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Prospective purchasers should make their own inquiries to verify the information contained herein. All information contained in this advertisement by Professionals City to Surf has provided that as a convenience to clients.