

16 Marigold Street, Atherton

Block | Dual Income | Investment

Auction Location: 16 Marigold Street, Atherton

Situated on a 1012 m2 freehold block this standout investment opportunity in a tightly held market, this solid masonry block duplex delivers the ideal combination of strong returns, low maintenance living and long-term tenant appeal. Positioned in a quiet street just moments from schools, daycare facilities and Atherton's main street, the property offers convenience and stability for both investors and tenants alike.

With a combined rental return of \$760 per week and quality tenants already in place, this is the type of passive income opportunity that rarely becomes available. Thoughtfully designed to maximize flexibility, one side of the duplex features a spacious 3 bedroom, 1 bathroom layout, while the second residence offers a comfortable 2 bedroom, 1 bathroom configuration. Recent improvements including fresh exterior paint and completed maintenance ensure the property is move-in ready with nothing left to do.

Property Highlights:

Solid masonry block duplex construction
Combined rental income of \$760 per week

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FOR SALE

Please Call

AGENTS

Alex Payne

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alex@ljhookerpropertyplus.com

AGENCY

LJ Hooker Atherton

(07) 4091 3144

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Excellent long-term investment opportunity
Quiet street location close to schools and daycare
Minutes to Atherton's main street and conveniences
One residence offers 3 bedrooms / 1 bathroom
Second residence offers 2 bedrooms / 1 bathroom
Fresh exterior paint completed
Low maintenance setup ideal for passive income
Quality tenants currently in place

Investment opportunities offering dual income, minimal upkeep and a prime in-town location are becoming increasingly hard to secure. Whether you're looking to expand your portfolio or secure your first investment property, this is a smart addition with immediate returns from day one.

Contact Alex Payne at LJ Hooker Property Plus today on 0409 328 153 for more information.

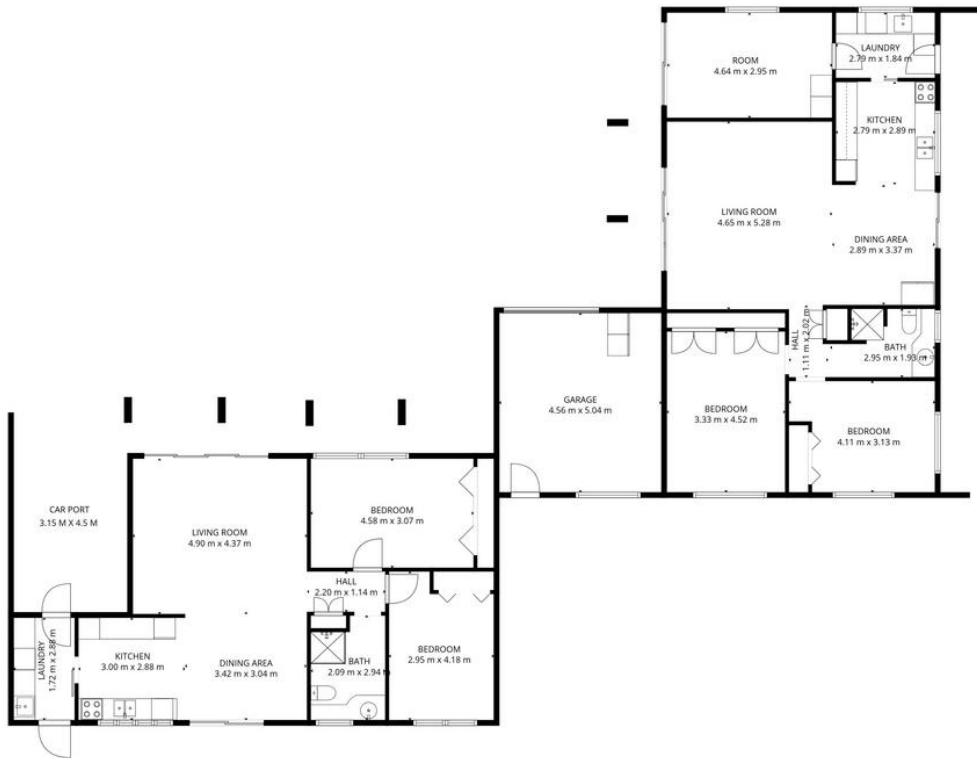
MORE DETAILS

Property ID	ST9F1S
Property Type	BlockOfUnits
Land Area	1012 m2

Alex Payne 0409 328 153
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TOTAL: 186 m²
 1st floor: 186 m²
 EXCLUDED AREAS: GARAGE: 23 m², WALLS: 15 m²

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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