

## Marsden, 1 & 2/81A Second Avenue

SOLD BY LYNDA SIMPSON

Privately tucked back from Second Avenue itself and central to every convenience, these 2 single level duplexes on one Title, are perfect for buyers looking for a solid mid-to-long term investment opportunity.

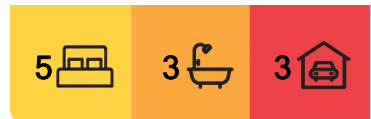
### Highlights:

- Each property only 4 years young, modern, well-appointed, nothing to do
- Duplex 1: 3 beds with BIRs, 2 bathrooms, auto entry double garage
- Duplex 2: 2 beds with BIRs, 1 bathroom, auto entry single garage, good size yard
- Both with entertaining areas, A/C, fans, security screens, chic kitchens with all the mod cons
- Quality tenants in place with leases till October (Duplex 1) & April (Duplex 2) 2025

With cladded exteriors, there's a colonial Queensland feel about these 2 beauties, but each is very contemporary in its fit-out.



**Disclaimer:** 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.



**For Sale**  
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**LJ Hooker Property Partners**  
07 3344 0288

Duplex 1 is the larger of the pair, with 3 carpeted and fan-cooled bedrooms; each with mirrored sliding doors robes, the master with an ensuite with a large shower enclosure attached. The main bathroom, all-white like the ensuite, is a space-savvy set-up with the shower-over-bath combo.

Sporting stone benchtops, the tiled kitchen is super chic and equipped for culinary creatives with its electric cooker/oven and gleaming stainless rangehood and dishwasher. It overlooks the combined living/dining area that has a fan and split system-AC, plus the option to bring in breeze by opening the screened slider to a covered patio with its own ceiling fan.

Duplex 2 is the equal to its big sister in style, just a little more compact with its offering of 2 carpeted bedrooms, both fan-cooled and sharing the one main bathroom, and a pure white kitchen - also sparkling with stainless steel appliances - beside an air-conditioned living/meals hub.

Both properties have timber/Colorbond fencing, with their alfresco patios overlooking lush lawns, the smaller duplex having the larger yard.

In this location, if the tenancy status changes, you'll have no problems finding eager new renters and the current appraisal stands at about \$500/week for Duplex 1 and \$420/week for the other. From this private position, it's only a 10-minute walk to Burrowes State School and bus stops on Browns Plains Rd to get about town, or a 5 drive to Marsden State High and Marsden Park Shopping Centre (Coles), a little less to Woolies.

This is a no compromise, no-fuss, solid investment opportunity. Blink and you'll miss it!

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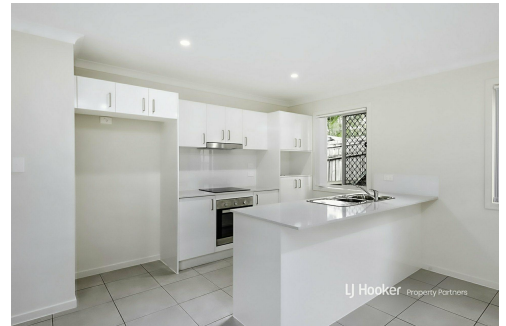
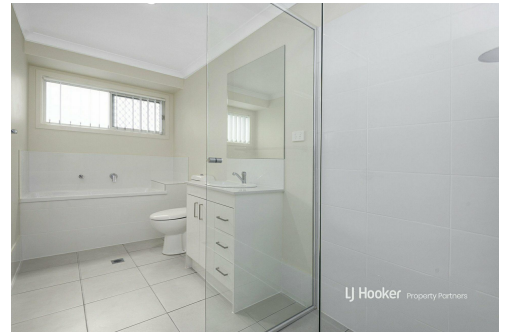
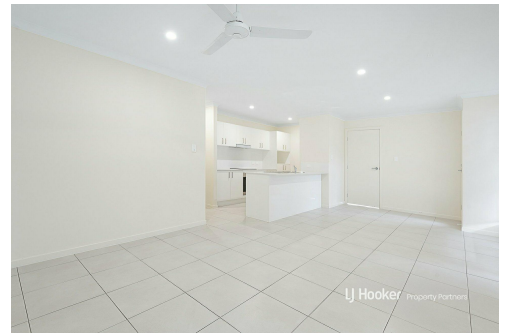
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## More About this Property

<b>Property ID</b>	B2JFF4R
<b>Property Type</b>	DuplexSemi-detached
<b>Land Area</b>	715 m <sup>2</sup>
<b>Including</b>	Air Conditioning Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage

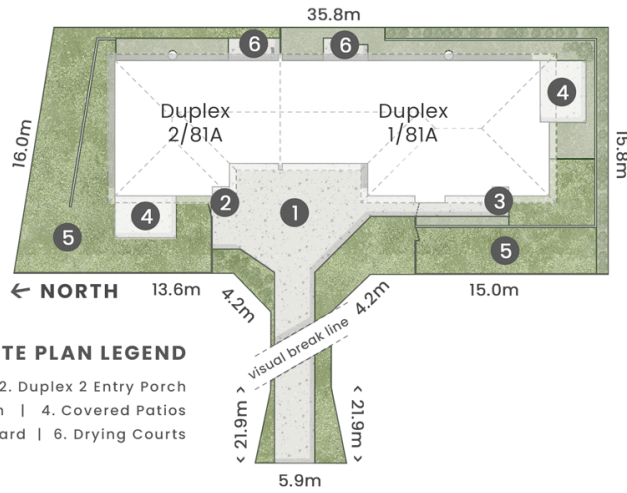
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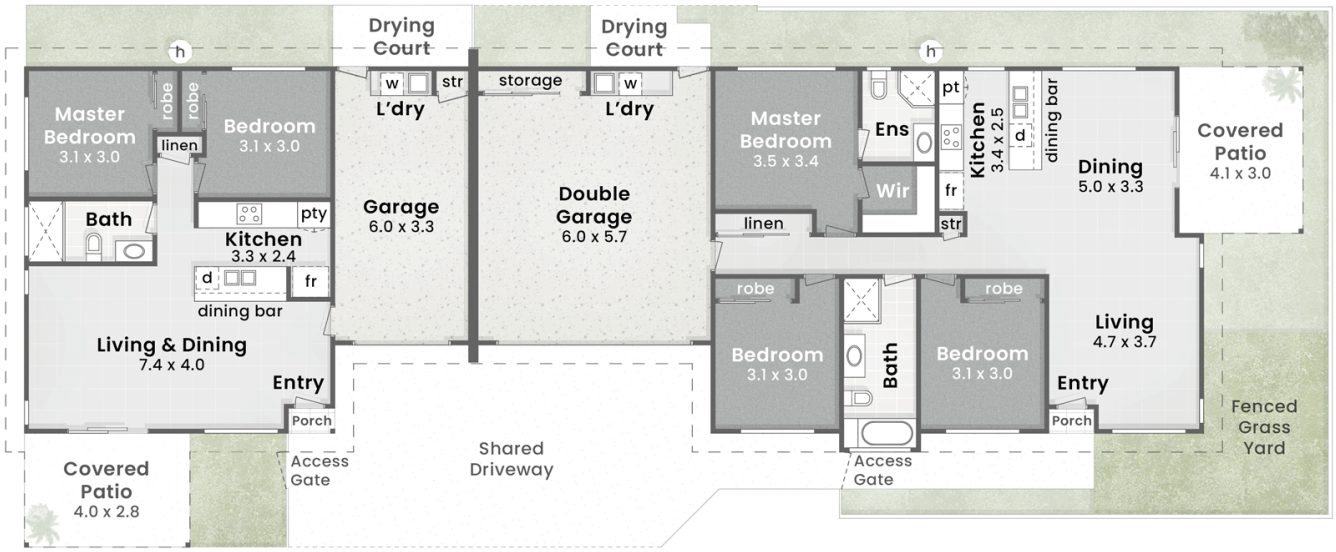
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**SITE PLAN LEGEND**

- 1. Shared Driveway | 2. Duplex 2 Entry Porch
- 3. Duplex 1 Entry Porch | 4. Covered Patios
- 5. Fenced Grass Yard | 6. Drying Courts

**SECOND AVENUE**



**:: FLOOR PLAN**

**DUPLEX 2 / 81A**  
 2 Bed | 1 Bath | 1 Car  
 Internal 90m<sup>2</sup> | Patio & Porch 12m<sup>2</sup>

**DUPLEX 1 / 81A**  
 3 Bed | 2 Bath | 2 Car  
 Internal 145m<sup>2</sup> | Patio & Porch 13m<sup>2</sup>

81A Second Avenue MARSDEN  
**MARSDEN**

Duplex 1 Total 158m<sup>2</sup> | Duplex 2 Total 102m<sup>2</sup>  
**Combined Total 260m<sup>2</sup>**

🏠 715m<sup>2</sup>

🛏 5 Bed

🛁 3 Bath

🚗 3 Car

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