

Marsden, 13 Vivienne Way

Dual Key - Perfect for the Smart Investor

Introducing this idea investment Dual Key property on 1 Title —Units 1 & 2, located at 13 Vivienne Way Marsden, now available for sale; 2 x rent return for the 1 property. A current return of \$960 per week

Featuring a total of 6 bedrooms, 3 bathrooms and 2 garages, this property offers ample space and comfort for modern living. Ideal for investors or buyers seeking a dual living arrangement, this property presents a unique opportunity to own two residences on a single title. Whether you're looking for a savvy investment or a spacious home for extended family living, this property has the flexibility to suit your needs.

Unit 1

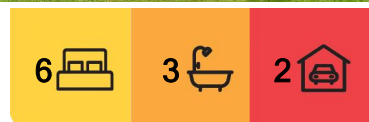
*4 bedrooms

*2 bathrooms

*Single lock up garage



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
Offers over \$899,000

View
ljhooker.com.au/1Z7GHGS

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LJ Hooker Property Complete
1300 360 388

*Rent \$530 per week till 11/02/2025

*Last increase 20/02/2024

*Rental Appraisal \$560 per week

Unit 2

*2 bedrooms

*1 bathroom

*Single lock up garage

*Rent \$430 per week Till 27/10/2025

*Last increase 29/10/2024

*Rental Appraisal \$430 per week

Disclaimer:

Property images may have been digitally altered or staged for marketing purposes and may not constitute a complete representation of the property condition being purchased. Any photographs used by LJ Hooker may only show certain aspects of the property at the time the photographs are taken and any prospective buyer should inspect the property.

More About this Property

Property ID	1Z7GHGS
Property Type	House
House Size	226 m ²
Land Area	400 m ²
Including	Ensuite Air Conditioning Toilets (3) Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced

Christie Smith 0419 684 184

Principal & Licensee | csmith@ljhcomplete.com.au

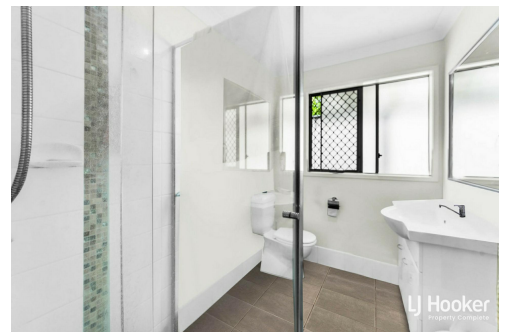
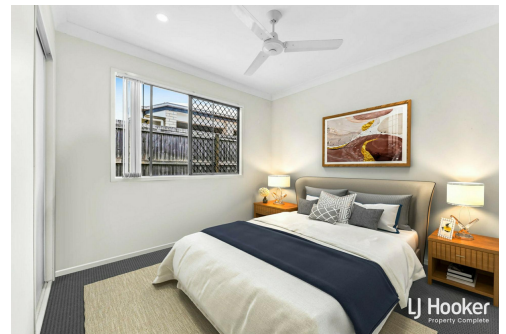
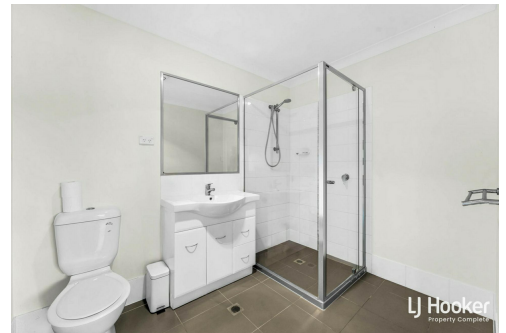
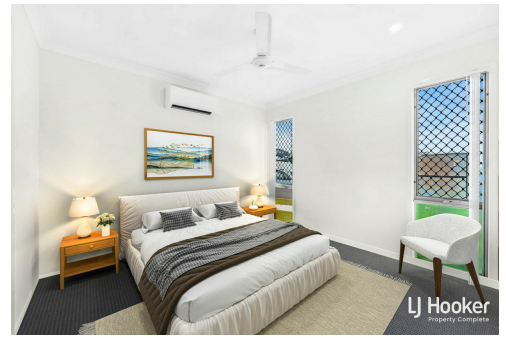
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Level 1, 32 Everglade Street, YARRABILBA QLD 4207

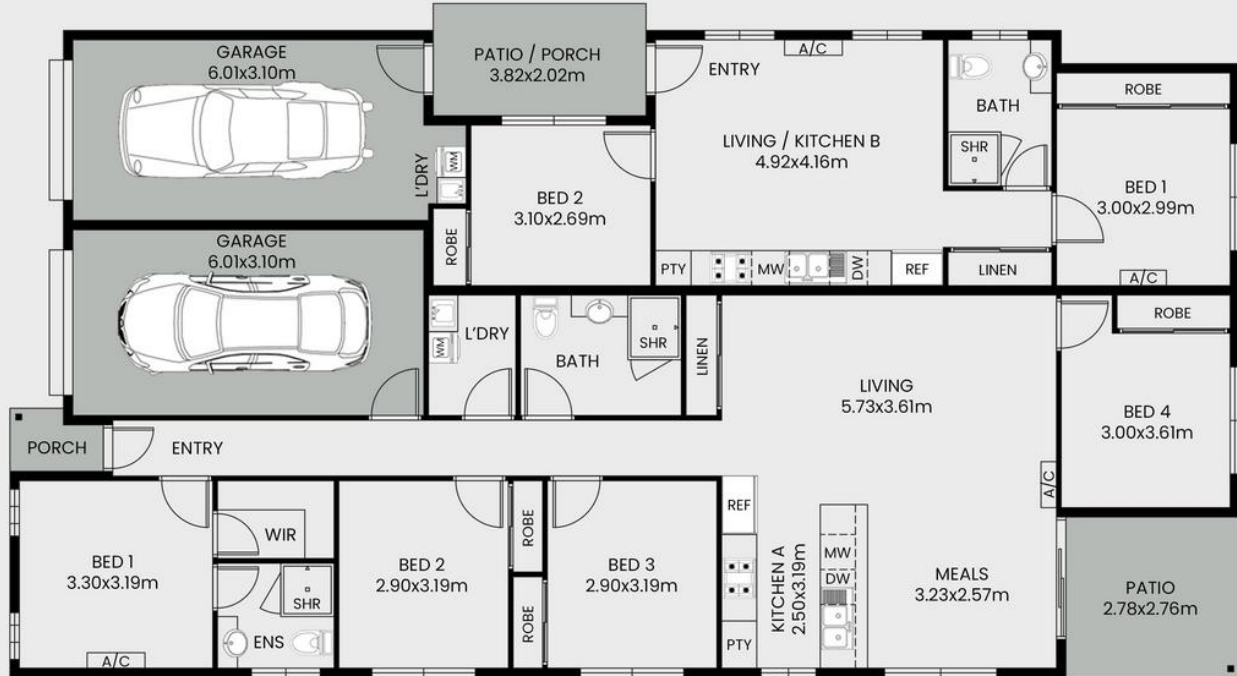
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13 Vivienne Way, Marsden



This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. All enquiries must be directed to the agent, vendor or party representing this floor plan.

