



9/60 Macarthy Road, Marsden

## SOLD by Eileen Chen and Benjamin Waite

Successfully marketed and sold by Eileen Chen and Benjamin Waite-Eagleby Specialists of LJ Hooker.




Campaign Snapshot:

- Method of Sale: Private Treaty
- Inspection Attendees: 10
- Enquiries: 24
- Written Offers: 4
- Sold after first open home

Eileen Chen and Benjamin Waite alongside LJ Hooker Beenleigh are proud to present this low-maintenance, high-appeal unit-perfectly suited for first home buyers looking to enter the market or savvy investors seeking immediate returns. With a practical layout, modern comforts like split system air conditioning, and the bonus of a private courtyard, this home balances everyday ease with lifestyle appeal.

Property Features:

- 2 well-sized bedrooms with built-in robes
- 1 neat and functional bathroom
- Secure carport for peace of mind parking

2  1  1 

**FOR SALE**  
UNDER CONTRACT- CONTACT  
EILEEN AND BEN

### AGENTS

Eileen Chen  
0452 352 547  
eileen.chen@ljhbeenleigh.com.au

Benjamin Waite  
0431 265 700  
benjamin.waite@ljhbeenleigh.com.au

### AGENCY

LJ Hooker Property Collective  
(07) 3807 7900

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**

- Practical kitchen with ample storage
- Open plan living and dining area for easy living
- Internal laundry for added convenience
- Split system air conditioning for year-round comfort
- Private courtyard-perfect for relaxing or light entertaining
- Positioned within a family-friendly, community-focused complex

#### Investment Snapshot:

- Rental income: \$475 per week
- Rental appraisal: \$480 -\$495 per week approx.
- Low-maintenance investment ideal for portfolio growth

#### Why Marsden?

Marsden continues to be a standout choice for both first home buyers and investors thanks to its affordability, strong rental demand, and everyday convenience. Positioned between Brisbane and the Gold Coast, it offers easy access to major motorways, making commuting a breeze. Locals enjoy close proximity to Marsden Park Shopping Centre, schools such as Marsden State High School, childcare options, and plenty of parks and recreational spaces. With ongoing growth in the area and a family-friendly feel throughout, Marsden delivers a practical lifestyle with long-term upside.

A neat, income-generating unit with all the essentials-this is smart buying made simple.

Contact Eileen Chen and Benjamin Waite today for more info.

Important: While every care has been taken in the preparation of the information contained in this marketing, LJ Hooker Beenleigh and its representatives will not be held responsible for any errors or omissions. All details are considered accurate at the time of printing, and interested parties should make and rely on their own enquiries to verify the information.

#### MORE DETAILS

Property ID                   1XKJGRF  
Property Type               Townhouse

#### Eileen Chen 0452 352 547

Sales and Marketing Specialist | eileen.chen@ljhbeenleigh.com.au

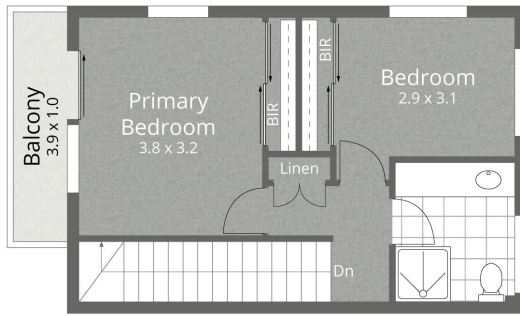
#### Benjamin Waite 0431 265 700

Principal & Licenced Real Estate Agent | benjamin.waite@ljhbeenleigh.com.au

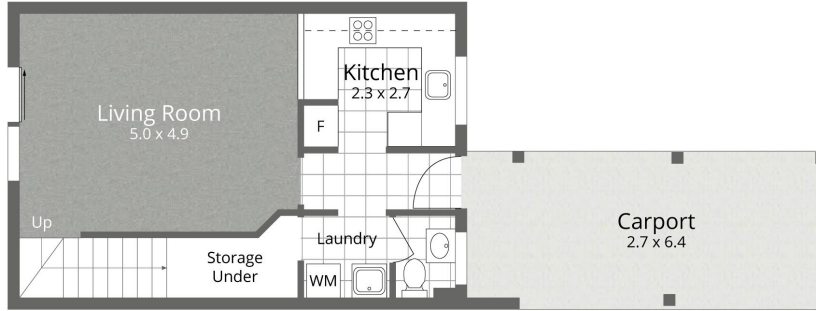
#### LJ Hooker Property Collective (07) 3807 7900

14-16 James Street, BEENLEIGH QLD 4207  
propertycollective.ljhooker.com.au | bso@ljhbeenleigh.com.au





**2nd Floor**



**1st Floor**

9/60 MACARTHY ROAD, MARSDEN



2



1



1

82 m<sup>2</sup>  
Internal

21 m<sup>2</sup>  
External

**103 m<sup>2</sup>**  
Total

EILEEN CHEN - 0452 352 547

BENJAMIN WAITE - 0431 265 700

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.