

58 Marshall Road, Rocklea

SOLD BY PRAGYA OJHA

Positioned on a low-maintenance 405m² block, 58 Marshall Road offers a rare blend of immediate charm and immense future upside. This timber-framed lowset welcomes you with a classic picket fence and a brick front porch, hinting at the character found within. Boasting high ceilings and original hardwood timber flooring, the interior features an oversized lounge and three large bedrooms. While perfectly functional as is, complete with air conditioning for year-round comfort, the home is a canvas for those looking to build equity.

Highlights:

- **Exceptional Renovation Potential:** Validated by bank notes, offering a clear path to add value through kitchen, bathroom, and finish upgrades.
- **Generous Character Floorplan:** Features an oversized lounge, three large bedrooms, high ceilings, and hardwood timber floors.
- **Secure 405m² Block:** Fully fenced with separate yards and multiple side gates, ideal for families and pets.
- **Prime Connectivity:** Just 11km from the CBD and walking distance to Rocklea/Salisbury train stations and Brisbane Christian College.
- **Warm Street Appeal:** A charming picket fence, brick porch, and a backyard shed with art studio potential.
- **Strong Rental Yield:** Due to its prime location and versatile layout, the property offers a strong rental return of approximately \$730 per

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FOR SALE
Under Contract

AGENTS

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AGENCY

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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.



week.

The home welcomes you with a warm first impression, defined by its charming picket fence and inviting brick porch. Designed with a generous and functional floorplan, the layout easily supports modern living while providing the perfect canvas for future upgrades.

The heart of the home is the oversized lounge, where high ceilings and hardwood timber floors create a sense of space and timeless character. For year-round comfort, the living areas are equipped with air conditioning. The three large bedrooms are well-proportioned, offering a flexible layout to suit growing families or those working from home.

Outside, the 405m2 block is designed for both security and versatility. The fully fenced yard is divided into separate front and rear spaces with multiple side gates, ensuring a safe haven for pets and play. The leafy, shaded backyard serves as a private retreat, featuring a garden shed that offers the creative potential for an art studio or workshop. Additionally, there is clear scope to further enhance the outdoor lifestyle by adding a deck or patio.

Beyond the gate, the location is unbeatable for connectivity; you are within walking distance of both Rocklea and Salisbury train stations, Brisbane Christian College, and local parks--all while being just 11km from the Brisbane CBD.

From an investment and renovation perspective, the opportunity is truly exceptional. With a projected strong rental return of \$730 per week and clear scope to update the kitchen, bathroom, and internal finishes, buyers can capitalize on the home's "future upside" and renovate to their exact taste.

Combining an unbeatable, well-connected location with classic character and a validated path to add value, this property is a must-inspect for anyone seeking a savvy entry into the Rocklea market.

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MORE DETAILS

Property ID	B3VPF4R
Property Type	House
Land Area	405 m2
Including	Air Conditioning Toilets (1) Fully Fenced

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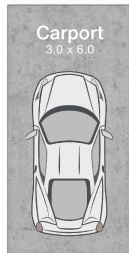
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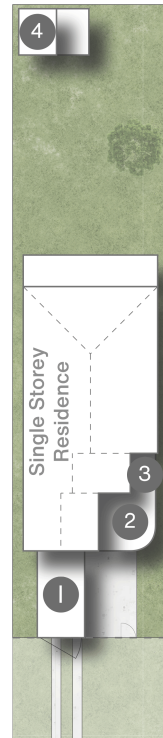




(Not In Position)



(Not In Position)



Marshall Road

- 1 Carport
- 2 Deck
- 3 Store
- 4 Shed



58 Marshall Road ROCKLEA

2 | 2 | 1 | 124m² | 405m²

LJ Hooker Property Partners

All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.

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LJ Hooker