

SOLD

NEW TO MARKET - CONTACT AGENT

Spacious style home with an open plan design.

Facts about this home, Land size is 546m², Year Built 2008 as an investment, this home has been a rental property since 2008 currently producing \$410pw rental income, sought after area for rental and owner occupier. 4 bedroom, 2-bathroom, two car garages. Current tenants in place with the lease end in January 2021, depending on the new buyer the property can be available with vacant possession or the current tenants may be happy to renew the lease for an investor. The tenants have advised that they are flexible with the process.

Features of the home include:

- â—◆ Open Plan living area
- â—◆ Large Master bedroom
- â—◆ Master includes a walk in wardrobe, en-suite with shower, vanity, and toilet
- â—◆ Split system air-conditioning to the main living area
- â—◆ Quality floor tiles throughout
- â—◆ Carpet to all 4 bedrooms
- â—◆ Ceramic cook-top & electric oven
- â—◆ Great size Kitchen with plenty of bench space and double sink
- â—◆ Generous sized breakfast bar
- â—◆ Dishwasher
- â—◆ Ceiling fans throughout
- â—◆ Vertical blinds
- â—◆ Security screens to all windows and doors
- â—◆ Separate Laundry.
- â—◆ Family bathroom with bathtub and shower
- â—◆ Private separate toilet
- â—◆ Double automatic garage
- â—◆ Covered patio overlooking a decent yard space for the kids or fur kids to play.

Excellent property for an investor or first home buyers who are looking for the modern, low maintenance home without sacrificing distance from the Brisbane CBD or surrounding areas, Close to Marsden State High School, less than 9 minutes to Grand Plaza Shopping centre, 22 minutes to Garden City Mount Gravatt, 18 minutes to Springwood, What about the Gold Coast? Only 30 minutes to the Dreamworld, and approx. 33-minute drive to the Brisbane CBD, close to schools, and amenities and public transport.

4 BED | 2 BATH | 2 CAR

PRICE:
\$375,000

OPEN FOR INSPECTION:
N/A

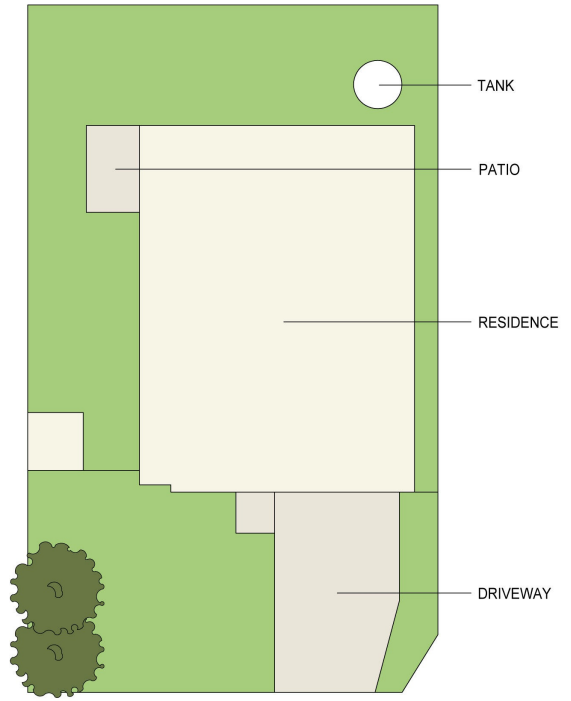


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Floor Plan



Site Plan

8 KOLORA STREET, MARSDEN



SCALE UNIT IS IN METRES

All measurements are approximate and for illustration purposes only. It should not be considered 100% accurate. Interested parties should rely on their own enquiries.

INTERNAL : 162m²
EXTERNAL : 10m²



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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