



**SOLD**

## NEAR NEW DUAL KEY - 784 SQM BLOCK!

Near new 5-bedroom dual-key property built in 2022 on a 784sqm lot. Ideal for investors seeking high returns.

Both units are currently leased out, generating a combined rent of \$930 per week. This is an excellent opportunity for a hassle-free investment, allowing you to start earning rental income immediately.

The properties are being sold together and include a 3-bedroom unit and a 2-bedroom unit with an open floor plan that creates a spacious, inviting atmosphere. The kitchen is equipped with modern appliances, and ample storage, with stone benchtops.

### Unit 1:

- Spacious open plan living/dining and kitchen area opens to a covered patio
- Modern kitchen with stone bench tops and ample storage space
- Three generous bedrooms, master with ensuite and walk-in wardrobe
- All bedrooms are carpeted and have built-in wardrobes and ceiling fans
- Air conditioning in the living area and master bedroom
- Neat functional bathrooms, ensuite in master
- Separate laundry
- Secure electric garage with internal access
- Fully fenced backyard
- Rental income of \$500pw with lease until August 2025

### Unit 2:

- Open plan living/dining area kitchen area opening to a porch
- Modern kitchen with plenty of storage
- Two bedrooms, both with built-in wardrobes
- Air-conditioning in the living area and master bedroom
- Secure remote-controlled garage
- Fully fenced backyard
- Rental Income of \$430pw with lease until August 2025

Marsden is a highly desirable location, known for its convenience and proximity to amenities. The area offers various schools, shopping centres, parks, and recreational facilities, providing residents with everything they need within easy reach.

**5 BED | 3 BATH | 2 CAR**

**PRICE:**  
**\$890,000**

**OPEN FOR INSPECTION:**  
N/A



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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.