7 MARL CRESCENT, YARRABILBA, QLD, 4207









SOLD

"STUNNING 5 BED, 3 BATH DUPLEX IN YARRABILBA. FULLY FENCED WITH SECURE PARKING AND MODERN INTERIORS.

This investment opportunity at , Yarrabilba, is ideal for both new and seasoned investors. The 4-year-old, low-maintenance, dual-occupancy property offers two semi-detached units, providing a combined rental income of 900$ per week, with potential to increase to 980$ per week due to rising rental demand. Situated on a fully fenced 480 sqm block, it's designed for hassle-free management.

With long-term tenants already in place—Unit 1 (3-bedroom) rented until 31/10/2024 at $480 per week and FROM 31/10/2024 the rent goes to $500 per week
Unit 2 (2-bedroom) rented until 27/06/2025 at $400per week—it provides an instant, stable income stream.

Features of Unit 1 (3-bedroom):
Three spacious bedrooms with mirrored built-in robes and ceiling fans.
Main bedroom includes an ensuite and walk-in robe.
Open plan kitchen and dining area with quality stainless steel appliances.
Split system air conditioner in the main living area.
Electric single lock-up garage and separate laundry.
Covered entertainment area and fully fenced yard.

Features of Unit 2 (2-bedroom):
Two spacious bedrooms with mirrored built-in robes and ceiling fans.
Open plan kitchen and dining area with stainless steel appliances.
Split system air conditioner in the main living area.
Electric single lock-up garage and separate laundry.
Covered entertainment area and fully fenced yard.

Location Highlights:
Close to Coles, McDonald's, pharmacies, restaurants, schools, parks, cafes, child care providers, and gyms.
Just 45 minutes from Brisbane and 40 minutes from the Gold Coast beaches.

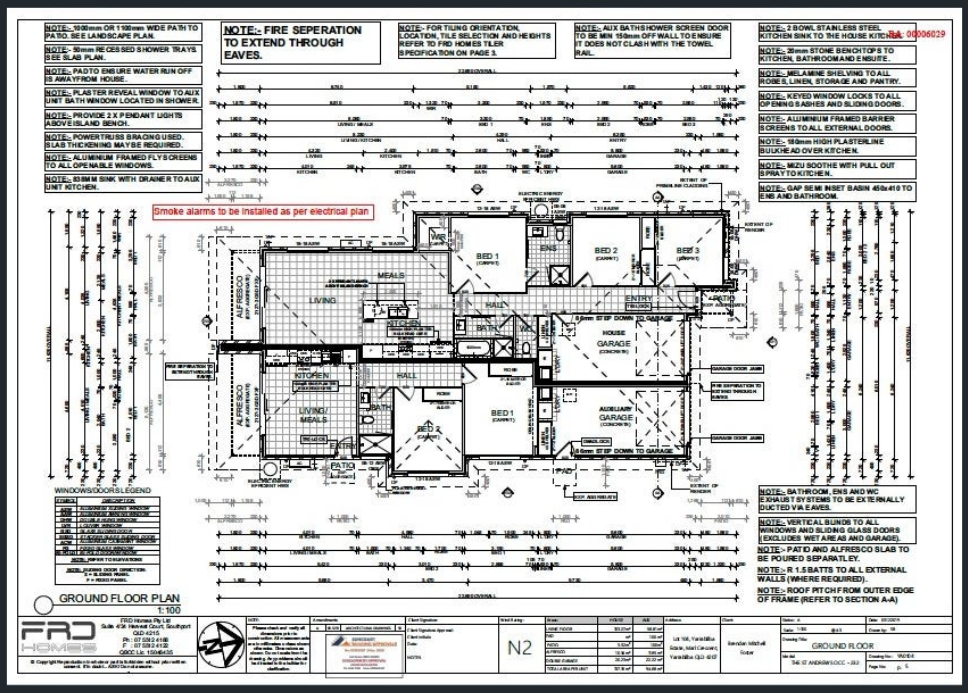
5 BED | 3 BATH | 2 CAR

PRICE:
$861,000

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.

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