

**37 First Ave, Marsden, QLD, 4132**



**House For Sale**

Tuesday, 26 November 2024

37 First Ave, Marsden, QLD, 4132

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



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## **Development Approval - 4x homes on 1518sqm block!**

Unlock the potential of this rare 1,518sqm rectangular block, perfectly positioned in a booming growth corridor. Offering an incredible opportunity for developers and investors alike, this property comes with DA Approval to retain the existing home and build three additional 2-bedroom townhomes-maximizing returns in this thriving market.

Whether you're looking to expand your portfolio or embark on your next lucrative development project, this property offers the ultimate combination of location, design flexibility, and ongoing income.

Already generating a solid return, the current two-storey home is leased at \$600 per week, providing fantastic holding capital while you plan your development.

Features include:

- Three spacious bedrooms - perfect for families or shared living.
- Open-plan living area with air conditioning for year-round comfort.
- Modern kitchen with quality appliances and a functional layout.
- Main bathroom with a combined bath and shower.
- Generous storage downstairs - offering versatility for tenants.

Positioned in the heart of one of South East Queensland's fastest-growing suburbs, this location offers an unparalleled opportunity for developers. This premium location is within close proximity to major amenities, including Marsden State & High Schools, Marsden Park Shopping Centre, public transport, and lush local parks.

The area is renowned for its strong demand from families, professionals, and investors seeking affordable, well-connected living. With easy access to major transport corridors such as the Logan Motorway and Pacific Highway, Marsden provides seamless connectivity to Brisbane, the Gold Coast, and Ipswich

Whether you're an astute investor looking to grow your portfolio or a developer seeking your next profitable project, this property offers the perfect blend of income, location, and potential. Don't let this opportunity pass you by! Contact us today for more information or to arrange an inspection.