

8/15 Sally Dr, Marsden, QLD, 4132



Townhouse For Sale

Sunday, 3 November 2024

8/15 Sally Dr, Marsden, QLD, 4132

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: Townhouse



GLENN HAMILTON

0738076334

Offers over \$505,000 | Low Body Corp!

Introducing a fantastic investment opportunity, this superb townhouse offers a prime location with easy access to amenities, nestled in a small, sought-after complex in one of Logan's high-growth suburbs. Located at 15 Sally Drive, in a community of just 16 residences, this property features a flexible layout designed to accommodate a range of lifestyle needs.

The townhouse includes a secured garage for peace of mind, while inside, the open-plan kitchen and dining space connects seamlessly to a bright, low-maintenance alfresco area-ideal for entertaining. Upstairs, three spacious bedrooms and a well-appointed bathroom with a separate toilet provide a private retreat.

Set in the prestigious "ADAMAS COURT" complex, residents enjoy a well-managed body corporate and low-maintenance living. With ample communal visitor parking and a private complex setting, this residence ensures both privacy and convenience.

Close to shopping, cafes, parks, public transport, and schools, this townhouse offers:

144sqm floorplan in Marsden

Functional floorplan with indoor/outdoor entertaining areas

3 bedrooms, 1.5 bathrooms, plus room for a study

Master bedroom with a ceiling fan, walk-in wardrobe, and two-way ensuite

Tiled downstairs and in bathrooms; carpeted bedrooms

Spacious kitchen with ample storage

Secured lock-up garage

Recently replaced carpets and fresh paint throughout

Air conditioner in downstairs living area

Walking distance to bus stops, shopping center, parks, and cafes

Short drive to Brisbane CBD

INVESTORS CORNER:

Vacant possession

Body Corporate: approx. \$475/quarter

Council Rates: approx. \$950/quarter

Rental Appraisal: \$480-\$520/week

Build Year: 2015

LOCATION PROXIMITIES:

500m to Burrows State School

900m to Childcare Center

900m to Petrol Station

1.3km to Ernie White Park

2km to Marsden Shopping Precinct (restaurants, shops, medical)

4.8km to Logan Hospital

5.7km to IKEA

30 minutes to Brisbane CBD

50 minutes to Gold Coast

For more information or inquiries, contact Glenn Hamilton at 0434 562 378 or Michael Auton at 0490 454 784, as this property must be sold.

Disclaimer: Every effort has been made to ensure accuracy. No warranty is given by the vendor or agent. Interested parties should inspect to verify details. In line with legislation, a price guide is not available for properties being sold without a listed price or via auction.