



FOR SALE

INVESTMENT OPPORTUNITY - DUAL OCCUPANCY RETURNING \$810PW

Opportunity knocks for the savvy investor with a near new dual key duplex built in 2021 on a 476m² allotment, in the developing suburb of Park Ridge. Crafted to maximise the income with two properties on one title, maximising your income and controlling your expenses.

Rental income is currently \$810 per week for both properties, with the opportunity of increasing the rental income renewal in May.

These two properties are sold 'as one' and comprise one 3 bedroom unit and one 2 bedroom unit, with:

- Brick and render,
- Exposed aggregate driveway and paths
- Modern fixtures and fittings
- Air conditioning to main living in both units
- Ceiling fans to all bedrooms and living areas
- Stainless steel appliances
- Ready made tenants in place so no delay in rental income.

Unit 1 - Currently rented @ \$460 per week - lease in place currently to 06/10/2023

- Lowset
- Three bedrooms with built-in robes
- Air-conditioning and ceiling fans
- Bathroom and ensuite to main bedroom
- Modern kitchen with dishwasher
- Open plan living area
- Single lockup garage with remote
- Private covered outdoor area

Unit 2 - Currently rented @ \$350 per week - lease in place currently to 28/5/2023

- Lowset
- Two bedrooms
- Bathroom
- Modern kitchen with dishwasher

5 BED | 3 BATH | 2 CAR

PRICE:
FOR SALE

OPEN FOR INSPECTION:
N/A

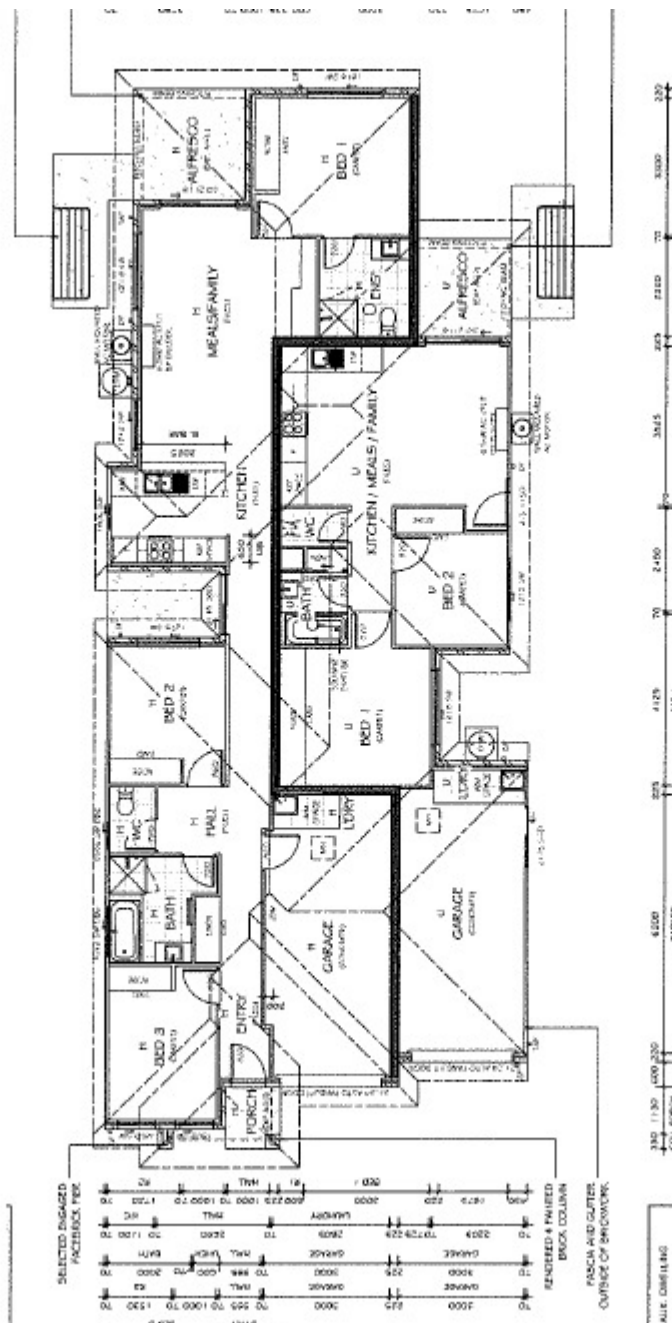


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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.