25 FREDERICK PLACE, PARK RIDGE, QLD, 4125









SOLD

SOLD BY NIKET KALRA

Welcome to 25 Frederick Place Park Ridge. This Luxury dual key has already been setup with great long-term tenants in place and an excellent return on investment from purchase date. This is where real investment potential exists in a changing market. Great location, potential for even greater returns that sets this style of properties apart from standard investment properties.

Positioned on a great 401 m2 block approx. 14 meters frontage, you will be impressed by the floor plan as well as design. The block having two units one with 3 beds, 2 bath with 1 car, second one with 2 beds, 1 bath and 1 car unit. Full landscaping with gardens, fully fenced. Great open plan designs and the spacious 3-bedroom unit offers separation in the floor plan with bedrooms 1 and 2 at the front of the unit and master bedroom at the back.

1/25 Features:
- Spacious open plan living/dining and kitchen area opens to a patio
- Modern kitchen with stone bench tops and ample storage space
- Three generous bedrooms, master with ensuite and a massive wardrobe
- All bedrooms are carpeted and have built in wardrobes and ceiling fans
- Air conditioning in the living area and master bedroom
- Neat and tidy functional bathrooms, ensuite in master
- Single lock up remote garage with internal access
- Laundry in garage
- LED lights throughout
- Fully fenced and secure back yard
- Rental income of $460 per week with lease until - 23/7/2024
- NEW RENTAL IN TODAY'S MARKET IS AROUND $550 PER WEEK

2/25 Features:
- Open plan living/dining are kitchen area opening to a porch
- Modern kitchen with plenty of storage
- Two bedrooms, both with built in wardrobes
- One neat and tidy bathroom
- Airconditioning in living area and master bedroom
- LED lights and ceiling fans throughout
- Single lock up remote garage with internal access

5 BED | 3 BATH | 2 CAR

PRICE:
$835,500

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.

building area 219m²

PARK RIDGE, QLD

Measurements are approximate. Not to Scale. illustrative purposes only

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