



**SOLD**

## SMART INVESTORS SAY - SPLIT THE RISK.

All genuine offers considered prior to auction

Duplex returning 5.5% plus  
Only 4 years old  
Immaculate condition  
No Body Corporate fees  
No by laws so pets are very welcome upon landlord approval  
Council Rates including water \$5,000 P/A

Unit 1  
3 bedroom  
Ensuite to master  
Built in robes  
Air condition  
Fans throughout  
Remote Single Garage  
Open plan living  
Fully fenced courtyard  
Leased until April 2023 at \$340 per week

Unit 2:  
2 bedroom  
Family bathroom  
Built in robes  
Air condition  
Fans throughout  
Remote Single Garage  
Open plan living  
Fully fenced courtyard  
Leased until November 2022 at \$305 per week

Comparable properties in the post code regularly achieve 5.8% - 6.3% return.

Close to all local amenities, local transport, schools, childcare centre and Park Ridge Shopping

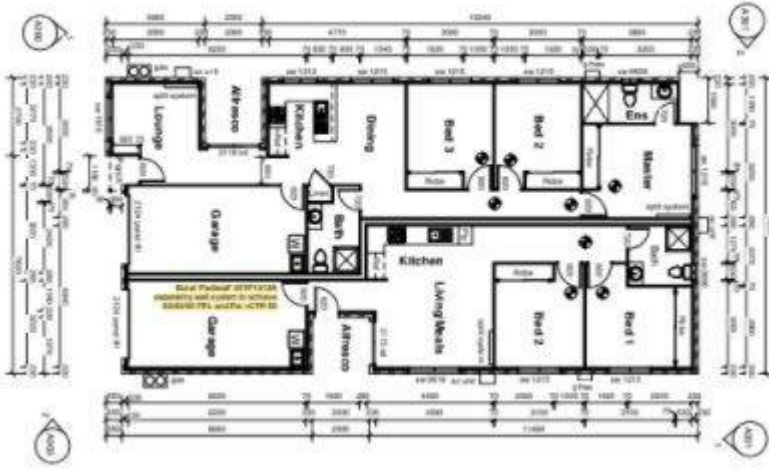
**5 BED | 3 BATH | 2 CAR**

**PRICE:**  
\$645,000

**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.