



# FOR SALE

**BLOCK 456 M2 ! BUILT 219 M2 ! 2021 BUILT ! \$920 PER WEEK CURRENT INCOME !!**

This dual key property, built in 2020, presents a fantastic investment opportunity with great long-term tenants and promising returns. Here's a detailed overview of the features and benefits of this investment:

## Property Overview

Lot Size: 456 m<sup>2</sup>

Dual Units: Two fully self-contained units with separate entrances, utilities, and amenities.

Unit 1: 3 bedrooms, 2 bathrooms, 1 car garage.

Unit 2: 2 bedrooms, 1 bathroom, 1 car garage.

## Unit 1 Features:

Living Area: Open-plan living, dining, and kitchen flowing to the outdoor patio.

Kitchen: Stylish with stone benchtops and ample storage.

Bedrooms: 3 spacious carpeted bedrooms with built-in wardrobes and ceiling fans; master with ensuite and walk-in wardrobe.

Climate Control: Air conditioning in both the living area and master bedroom.

Garage: Remote-controlled single garage with internal access and integrated laundry.

Outdoor: Secure backyard, fully fenced.

Lighting: Modern LED lights throughout.

Rental Income: Currently \$500 per week, leased until 06/03/2025. Potential to increase to \$565 per week.

## Unit 2 Features:

Living Area: Open-plan living, dining, and kitchen with access to a patio.

Kitchen: Modern kitchen with plenty of storage.

Bedrooms: 2 bedrooms, both with built-in wardrobes.

Climate Control: Air conditioning in the living area and master bedroom.

Garage: Single lock-up garage with separate laundry.

Outdoor: Secure, fully fenced backyard.

Lighting: LED lights and ceiling fans throughout.

Rental Income: Currently \$420 per week, leased until 02/06/2025. Potential to increase to \$480

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

## PRICE:

Offers above \$875,000 !!

## OPEN FOR INSPECTION:

N/A

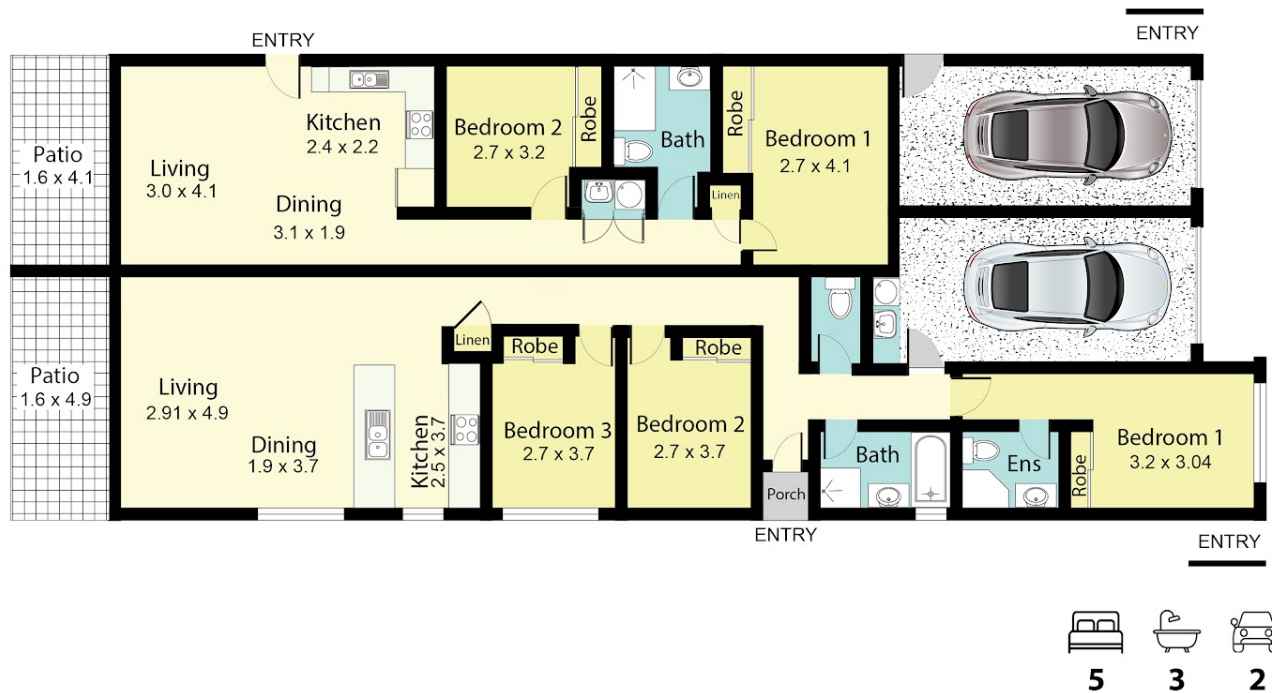


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## Dual Occ in Park Ridge

TOTAL APPROX FLOOR AREA: 220 m<sup>2</sup>

Land Size: 456m<sup>2</sup>

*Disclaimer: All measurements are approximate and not to scale. This floor plan is strictly for marketing and illustration purposes only. Interested parties should make their own enquiries.*

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