



FOR SALE

**LAND 506 M2 ! BUILT 247 M2 ! 2019 BUILT ! \$920
PER WEEK CURRENT INCOME !!**

This dual key property, built in 2019, 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: 506 m² WITH 13.1 m² frontage

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 17/04/2025. Potential to increase to \$540 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 internal access and integrated laundry.

Outdoor: Secure, fully fenced backyard.

Lighting: LED lights and ceiling fans throughout.

Rental Income: Currently \$420 per week, leased until 06/07/2025. Potential to increase to \$480

5 BED | 3 BATH | 2 CAR

PRICE:

Check Mate !!

OPEN FOR INSPECTION:

N/A

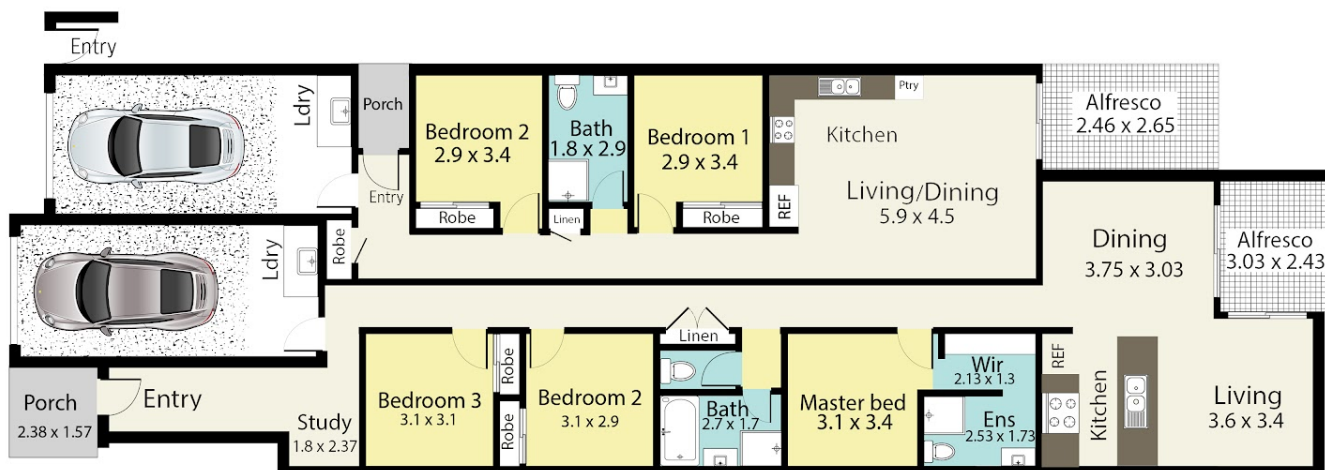


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29 Anne Street, **PARK RIDGE**

TOTAL APPROX FLOOR AREA: **247 m²**

BLOCK SIZE: **506 m²**

5 x 3 x 2 x

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.

PROREALTY VISUALS

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.