

# 10 Parsons Street, Collingwood Park, Qld 4301



## Duplex/Semi-detached For Sale

Sunday, 26 May 2024

10 Parsons Street, Collingwood Park, Qld 4301

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 458 m2

Type:

Duplex/Semi-detached



Kristy Lord

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## Offers over \$749,000

Kristy Lord from KL Property Group proudly presents a fantastic opportunity for investors and owner-occupiers alike to purchase this low set duplex pair located at 10 Parsons Street, Collingwood Park. This property features two separate units, each with its own entrance, ensuring privacy and convenience. Both units boast a contemporary design with high-quality finishes throughout. The open-plan living areas are perfect for entertaining or relaxing with family, and the well-appointed kitchens offer ample storage and modern appliances. Just a 30-second walk from a beautiful park with a basketball court, climbing equipment, and BBQ area, this property is ideally situated for families. It's also a short drive to Woodlinks State School, Collingwood Park Shopping Centre, and the newly improved Redbank Plains Town Square Centre. Additionally, it's only 14 minutes to Springfield Lake Orion, Robelle Parklands, and the lagoon. Available now for immediate sale, this property is a perfect opportunity for investors or homebuyers looking for a modern residence with the option to live in one unit and rent out the other. Both units are currently tenanted until June 2025 and August 2024. This dual-occupancy property!

Located in the emerging area of Collingwood Park, this well-positioned home is just minutes away from Collingwood Park Woolworths and Shopping Centre, and a short drive to Redbank Plaza. With excellent schools and a serene atmosphere, this property is among the elite offerings in Collingwood Park.

Features Include:

Unit One: Built in 2015 Currently tenanted until 28/08/2024, with rent increasing from \$420.00 per week to \$485.00 per week in August 3 bedrooms, master with ensuite & walk-in robe Built-in wardrobes in 2nd & 3rd bedrooms Ceiling fans in all living areas and bedrooms Main bathroom with separate shower & bath Tiled open plan kitchen, living/dining area with reverse cycle air conditioning Electric cooking Entertaining area with a fully fenced, low maintenance backyard Remote control single lock up garage

Unit Two: Built in 2015 Currently tenanted until 02/06/2025, with rent at \$360.00 per week 1 bedrooms with built-in wardrobes Master bedroom Main bathroom with separate shower Ceiling fans in all living areas and bedrooms Tiled open plan kitchen, living/dining area with reverse cycle air conditioning Electric cooking Entertaining area with a fully fenced, low maintenance backyard Remote control single lock up garage

\*Rates ~ \$1,005.35 per quarter \*Urban utilities however water consumption charges passed onto tenants ~ \$528.74 Don't miss out on this exceptional opportunity! Contact Kristy Lord to arrange a viewing and make this property yours.