

# 11 Emerald Drive, Regents Park, Qld 4118



## House For Sale

Wednesday, 7 February 2024

11 Emerald Drive, Regents Park, Qld 4118

**Bedrooms: 6**

**Bathrooms: 4**

**Parkings: 5**

**Area: 454 m2**

**Type: House**



Ken Houlston  
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## Offers over \$1,050,000

You can't go past this unique dual living opportunity, consisting of a four-bedroom home and two-bedroom auxiliary unit. Situated in a great location with transport, schools and shops all nearby, ideal for investors with exceptional rental yield, a multi-generation family or owner occupier seeking weekly cash boost by living in the main dwelling and renting out the auxiliary unit. This property features a generous sized open-plan kitchen and living spaces that flow out to the decks that connect with the fully fenced backyards. The four-bedroom home sets a cherry on top with clever inclusion of a dedicated study adjacent the front entry, perfectly serves as a home office. The property has been refreshed with a complete professional paint job and installation of brand-new lux carpets throughout, it is currently vacant ready to be returned to the rental market or become a versatile family home. Current market rental rates – - Main dwelling - \$580 - \$630 per week - Auxiliary Unit - \$430 - \$450 per week Council rates & connection fees = \$1,186 per quarter Property Features – - Stainless steel kitchen appliances including dishwashers - Ceiling fans and built-in wardrobes in all bedrooms - Reverse cycle ducted air conditioning to main dwelling and (2) split systems to the auxiliary unit. - Fresh professional paint job. - Brand New lux carpets throughout. - Fully fenced, low maintenance turfed yards. - Quality fixtures and construction. - Modern façade and low maintenance exterior finishes. - Double garage, Carport & two of street open parking spots. - Bus stop directly across the road. - High growth area with relatively low rental stock available. This property is just a short drive away from both Park Ridge and Browns Plains shopping precincts, and a three minute walk to Regents Park State School, parklands and easy access to the Gateway and Logan Motorways. You won't want to miss this opportunity! Call Ken today!! Disclaimer: We have in preparing this advertisement used our best endeavors to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.