

# 12 Ryrie Court, Park Ridge, Qld 4125

## House For Sale

Tuesday, 11 June 2024



12 Ryrie Court, Park Ridge, Qld 4125

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 484 m2

Type: House



Linda King

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## **Offers above \$720,000 will be considered**

This is an impressive opportunity for the savvy investor looking to add to their property portfolio. Located at 12 Ryrrie Court, this property is perfect for the Queensland lifestyle, with easy access for swift travel to the Gold Coast and Brisbane cities that will host the 2032 Olympic Games. The nearby Park Ridge Town Centre caters to all your retail needs, complemented by local shops and top-notch cafes. With quality tenants in place, this well maintained 4 bedroom property is currently returning \$560 a week. Situated in a quiet street on a 484m<sup>2</sup> block, the property's airy open-plan layout seamlessly connects to a sizable alfresco area and a generous fully fenced backyard, perfectly suited for Queensland living. Key features include: \* New carpets and full internal repaint • 4 Spacious bedrooms, master with ensuite • Large Open-plan living with alfresco access and air conditioning \* Study nook • Well-equipped kitchen with stainless steel appliances, including a dishwasher • Double remote lock-up garage • 484m<sup>2</sup> Land - Large fully fenced backyard • Built in 2018 by G Developments • Currently rented for \$560/week until 10/4/2025 • Current rental appraisal - \$590 - \$610 per week Conveniently close to schools and amenities: - 2 minutes to St Francis College, crestmead - 4 minutes to Crestmead State School - 5 minutes to Marsden State High School - 6 minutes to Logan Reserve State School - 9 minutes to Park Ridge Town Centre - 40 minutes to Brisbane CBD - 60 minutes to Gold Coast Ideal for those investors that are looking for a family orientated suburb with great local services and a keen sense of community spirit. All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided and interested parties must solely rely on their own enquiries.