

**13 Blessings Place, Boronia Heights, Qld 4124**



**Sold Duplex/Semi-detached**

Friday, 9 February 2024

13 Blessings Place, Boronia Heights, Qld 4124

Bedrooms: 5

Bathrooms: 3

Parkings: 5

Area: 450 m2

Type:

Duplex/Semi-detached



Jennifer Caulfield

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**\$837,000**

PROUDLY MARKETED AND SOLD BY JENNIFER CAULFIELD.Unlock the potential of this meticulously crafted duplex property that offers a multitude of options for extended family living and passive income generation. With two separate living spaces under one roof, this property provides the ideal solution for multi-generational families looking to live together while maintaining privacy or a investors dream.What's On Offer - Unit 1• Three bedrooms with built-in's • Ceiling fans• Master with ensuite• Modern family bathroom• Open plan kitchen & living spaces• Air-conditioned• Outdoor fenced yard space• Single lockup garage• Currently tenanted and rented for \$470 per week with amazing tenants in place until 19th August 2024)Updated rental appraisal -\$500 - \$520 per weekWhat's on offer - Unit 2• Two bedrooms with built ins and ceiling fans• Modern bathroom• Air conditioned• Open plan kitchen & living spaces• Outdoor fenced space• Single lockup garage• Currently tenanted and rented for \$400 per week with amazing tenants in place until 5th June 2024Updated rental appraisal \$420 - \$450 per week total potential rent is \$970 per week for both units! Situated in a vibrant community, this duplex stands proudly next to the bustling Park Ridge Shopping Centre, providing tenants with retail therapy at their doorstep. Proximity to esteemed schools adds another layer of appeal for families seeking quality education for their children.Embrace the opportunity to invest in a property that seamlessly blends modern living with strategic location advantages. Secure your stake in this flourishing community today by contacting Jennifer Caulfield on 0484 872 604