

# 170 Ridgewood Road, Algester, Qld 4115



## House For Sale

Tuesday, 2 April 2024

170 Ridgewood Road, Algester, Qld 4115

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 638 m2

Type: House



For Sale By Owner QLD  
0488847018

**\$1,000,000**

The Phone Code for this property is: 40693. Please quote this number when phoning or texting. It is time for me to sell this fantastic property because I am off to retire on the Sunshine Coast. Please only enquire if you are ready to go with finance because I want a quick sale. Property has been listed for a fair price and will go quickly. I will be able to take you through the main house at any time, however granny flat viewing will need to be at set times as it is tenanted. This low-set brick home was built in the 80's. Recently renovated into a dual living home it is now comprised of a 3 bedroom main house and a 1 bedroom granny flat. The Granny Flat is tenanted for \$270.00 a week which makes an exceptional difference for mortgage repayments. THE MAIN HOUSE:> 3 Good sized bedrooms with built in wardrobes.> Master bedroom has a ceiling fan and ensuite. > Huge kitchen with stone bench tops. > Air Conditioning> Bathroom and separate toilet. > Great floor layout and well proportioned spaces. > Huge covered patio area.> Gardens are low maintenance with bird attracting native -plants that require no watering. Lawnmowing edging all around the gardens and lawns. >Large water tank> ShedGRANNY FLAT: Bedroom, Kitchenette with plenty of cupboard space Lounge and dining room just off kitchenette. Bathroom with shower, vanity and toilet Laundry. Granny Flat has air con and ceiling fan. Granny Flat has its own courtyard and clothes drying area separate to the main house backyard. IMPORTANT INFORMATION ABOUT UTILITIES: The granny flat and the house are both individually metered for water and electricity and tenants are charged for these utilities. The electricity account remains in the landlords name. Home also has+ Security screens to doors and windows+ Full perimeter fencing+ Double Panel Carport with electric door for easy access.Disclaimer: Whilst every care has been taken to verify the accuracy of the details in this advertisement, For Sale By Owner (forsalebyowner.com.au Pty Ltd) cannot guarantee its correctness. Prospective buyers or tenants need to take such action as is necessary, to satisfy themselves of any pertinent matters.