

18/3618-3624 Mount Lindesay Highway, Park Ridge, Qld 4125

Duplex/Semi-detached For Sale

Friday, 3 May 2024

18/3618-3624 Mount Lindesay Highway, Park Ridge, Qld 4125

Bedrooms: 5

Bathrooms: 3

Parkings: 3

Type: Duplex/Semi-detached



Scott Westwood

Contact Agent

An excellent opportunity is presented to capitalise on the security of a rental return from two separate dwellings. Centered directly within a South of Brisbane growth corridor with the ease of building approvals and rental guarantees in place, once the dwellings are built. Each dwelling in this estate takes advantage of the prime position it holds with a unique set of lifestyle and entertainment offerings for residents. This dwelling is now completed, tenanted & renting for \$925 per week! The property is freehold, and a small fee is charged per year to manage the street and services. Investment Cashflow shows a 6.5% gross return, positive cash flow from Day 1* Unit 18a (3 x bedrooms, 2 bathrooms and 2 x car garage) is currently leased at \$495/week and the lease expires in late October 2024. Unit 18 b (2 x bedrooms, 1 x bathroom and 1 x car garage) is currently leased with the new tenant moving in on 15 May 2024, the new tenant will be paying \$430/week on a 12 month lease. From mid-May 2024 the combined rental income for units 18a & 18b, 3624 Mount Lindesay Highway Park Ridge will be \$925/week. Income \$48,100. per year Council Rates \$4768. per year. Body Corporate \$700. per year. Contact Scott Westwood on 0411 899 992 (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.