

18 Mount Mee Street, Park Ridge, QLD, 4125

RE/MAXResidence

Sold Duplex Semi-detached

Thursday, 3 August 2023

18 Mount Mee Street, Park Ridge, QLD, 4125

Bedrooms: 5

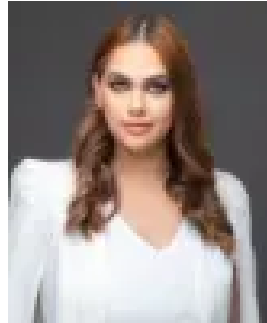
Bathrooms: 3

Parkings: 2

Type: Duplex Semi-detached



Shane Shaikh
0731331234



Ratio Rajput
0731331234

NEAR NEW DUPLEX!! GREAT VALUE WITH GREAT RETURNS!

This impressive dual key has already been setup with great long-term tenants in place and an excellent return on investment from purchase date. This is where real investment potential exists in a changing market. Great location, potential for even greater returns and a depreciation schedule (*available on qualified interest) that sets this style of properties apart from standard investment properties.

Positioned on a great 400m² block, you will be impressed by the floor plan of this design. 3 bed, 2 bath with 1 car, plus 2 bed, 1 bath and 1 car unit. Full landscaping with gardens, fully fenced and both units offering impressive alfresco areas. Great open plan designs and the spacious 3 bedroom unit offers separation in the floor plan with bedrooms 1 and 2 at the front of the unit and master bedroom at the back.

Great for those who wish to add more properties to their portfolio or those who have money in SUPER and wish to invest for a higher return.

The current combined rent is \$830/week. The estimated rental income in the current market could achieve approx. \$900-\$950/week for both units.

UNIT 1 includes:

- 3 bedrooms with built-in wardrobes
- Master with ensuite
- Aircon in the main living area
- Ceiling fans in all rooms including the living area
- Electric cooktop, oven and dishwasher
- Separate entry
- Single automatic garage with laundry space
- Currently tenanted at \$450pw till December 2023
- Current rental appraisal is \$500 a week

UNIT 2 include:

- 2 bedrooms with built-in wardrobes
- Aircon in the main living area
- Ceiling fans in all rooms including the living area
- Electric cooktop, oven and dishwasher
- Separate entry
- Single Lock up Garage
- Currently Tenanted at \$380 till July2023
- Current rental appraisal at \$400 to \$450

- Easy access to motorways to Brisbane CBD, Sunshine and Gold Coast
- Located in a fast-growing suburb of Park Ridge
- A short drive Park Ridge Town Centre with Coles, Woolworths, and Homestead Markets
- A short drive to the Logan Hyperdome; a perfect place for shopping, dining, movies & much more
- Security screens windows and doors
- Fully fenced and landscaped
- Split system air-conditioning to main living areas
- Laminate kitchen with overhead cupboards & stone bench tops
- Separate electric metres & letterbox for each residence
- Exposed aggregate concrete driveway
- LED down lights throughout
- NBN, TV & Phone points