

21 Frederick Place, Park Ridge, Qld 4125



Sold Duplex/Semi-detached

Wednesday, 23 August 2023

21 Frederick Place, Park Ridge, Qld 4125

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 227 m2

Type:

Duplex/Semi-detached



Linda King

0410716361

\$735,000

What a unique opportunity for an astute investment buyer, a dual occupancy property with great rental return! Within a 6 minute drive of Marsden Park Shopping Centre, tenants have easy access to local take-aways, restaurants and Coles Shopping, plus a number of boutique shops at their finger tips. Also located within a short drive is Marsden State High School. The potential for this property is enormous! Dwelling 1: consists of: * 3 bedrooms - master with built in robe and ensuite* Separate bathroom with bathtub* Air con in the living and master bedroom* Ceiling fans in all bedrooms* Uncover patio* Single garage CURRENTLY RENTED AT: \$430 per week, tenant vacating 7 August - potential return between \$470 - \$490 per week Dwelling 2: consists of: * 2 bedrooms* 1 bathroom* Galley kitchen* Living combined dining area* Air conditioner unit in living area CURRENTLY RENTED AT: \$330 PER WEEK, tenant vacating beginning August - potential return between \$380 - \$400 Combined POTENTIAL rental return per week: \$850 - \$890 per week Total block size: 401m² Total living area of both units: 227m² Please call Linda for your inspection - 0410 716 361

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