

**25 Frederick Place, Park Ridge, Qld 4125**



**Sold Duplex/Semi-detached**

Thursday, 29 February 2024

25 Frederick Place, Park Ridge, Qld 4125

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 401 m2**

**Type:**

**Duplex/Semi-detached**



Niket Kalra

**\$835,500**

Welcome to 25 Frederick Place Park Ridge. This Luxury 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 that sets this style of properties apart from standard investment properties. Positioned on a great 401 m2 block approx. 14 meters frontage, you will be impressed by the floor plan as well as design. The block having two units one with 3 beds, 2 bath with 1 car, second one with 2 beds, 1 bath and 1 car unit. Full landscaping with gardens, fully fenced. 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. 1/25 Features:- Spacious open plan living/dining and kitchen area opens to a patio- Modern kitchen with stone bench tops and ample storage space- Three generous bedrooms, master with ensuite and a massive wardrobe- All bedrooms are carpeted and have built in wardrobes and ceiling fans- Air conditioning in the living area and master bedroom- Neat and tidy functional bathrooms, ensuite in master- Single lock up remote garage with internal access - Laundry in garage - LED lights throughout- Fully fenced and secure back yard- Rental income of \$460 per week with lease until - 23/7/2024- NEW RENTAL IN TODAY'S MARKET IS AROUND \$550 PER WEEK 2/25 Features:- Open plan living/dining and kitchen area opening to a porch- Modern kitchen with plenty of storage- Two bedrooms, both with built in wardrobes- One neat and tidy bathroom - Airconditioning in living area and master bedroom- LED lights and ceiling fans throughout- Single lock up remote garage with internal access - Laundry in Garage - Fully fenced and secure back yard- Rental Income of \$400 per week with lease until - 25/03/2025- NEW RENTAL IN TODAY'S MARKET IS AROUND \$480 PER WEEK- Only one council rate and no body corporate fees !!- Current Combined rent is \$860 per week and Potential future rent is \$1030 per week- 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- Security screens windows - Fully fenced and landscaped- Split system air-conditioning to main living areas- Kitchen with overhead cupboards & stone bench tops- Separate electric meters & letterbox for each residence- Exposed aggregate concrete driveway We have in preparing this information used our best endeavors to ensure that the information contained therein is true and accurate but accepts no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Prospective purchasers should make their own inquiries to verify the information contained herein. Contact me now for more detailed information including rental and lease details.