

# 30 Ryan Road, Redbank Plains, Qld 4301

CENTURY 21

## Duplex/Semi-detached For Sale

Tuesday, 11 June 2024

30 Ryan Road, Redbank Plains, Qld 4301

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 483 m2

Type:

Duplex/Semi-detached



Josie Smith  
0721127999



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0721127999

## Offers Over \$789,000

This property is currently tenanted with Unit 1 for \$400.00 per week on a fixed lease agreement ending 8th May 2025 (8/5/25) and Unit 2 for \$300.00 per week on a fixed lease agreement ending 12th December 2024 (12/12/24). With a rental appraisal amount of \$840 per week combined. Welcome to 30 Ryan Road, Redbank Plains—an exceptional dual key property that promises an outstanding investment opportunity. This newly built, corner block residence is ingeniously designed to maximize rental potential with its dual-key attributes and great secure tenants already in place, this property allows you to cash in double the rental income from a single investment. Making it ideal for any savvy investor buyers looking for a hassle-free addition or first property to their portfolio.

**Unit 1 Features:-** Year Built: 2021- 3 Bedrooms, 2 Bathroom & 1 Car- Lounge/Dining room is tiled with air-conditioning, vertical blinds + ceiling fan- Kitchen is complete with a cooktop, oven, rangehood & dishwasher- Bedroom 1 features a built in wardrobe, carpet, vertical blinds + ceiling fan- Bedroom 2 is carpeted with air-conditioning, vertical blinds + ceiling fan- Bedroom 3 is carpeted with vertical blinds + ceiling fan- Main bathroom is tiled with a shower over bathtub combo + heated lights- Linen cupboard- Single lock up remote controlled garage- Laundry & broom closet- Sliding door leading to patio outside- Security screens on rear door + all windows- Nice and peaceful grassed side yard- Electric hot water- Timber privacy fencing - Outdoor patio

**Unit 2 Features:-** Year Built: 2021 - 1 Bedroom, 1 Bathroom & 1 Car- Tiled multipurpose living area with air-conditioning + ceiling fan- Bedroom 1 is carpeted and air-conditioned with a built in wardrobe, vertical blinds + ceiling fan- Kitchen complete with an electric cooktop, oven, rangehood, dishwasher + stone benchtops- 2 way tiled bathroom with heated lights- Linen cupboard- Vertical blinds throughout- Timber privacy fencing- Electric hot water- Outdoor patio - Security screens on rear door + all windows- Single lock up remote controlled garage

**INVESTOR: UNIT 1 -** Currently tenanted, rent return \$400.00 per week on a fixed lease agreement ending 8th May 2025 (8/5/25) Rental Appraisal - \$450 to \$480 per week

**INVESTOR: UNIT 2 -** Currently tenanted, rent return \$300.00 per week on a fixed lease agreement ending 12th December 2024 (12/12/24). Rental Appraisal - \$320 to \$360 per week

**ICC Rates -** \$ 805.45 per quarter (approx.)

**QUU Water -** \$ 382.57 per quarter (approx.)

**The Location:** Located in the heart of Redbank Plains, this property benefits from proximity to key amenities. It is just a short 6 km drive to the Orion Springfield Central shopping centre, where you can enjoy a variety of retail, dining, and entertainment options. For everyday shopping needs, Town Square Redbank Plains is conveniently located approximately 2 km away, featuring major retailers like Coles, Woolworths, and Target. The property is also well-positioned for easy access to public transport, with nearby bus routes and train stations providing a seamless commute to Ipswich and Brisbane. This property is within the catchment of Augusta State School & Redbank Plains State High School. With a handful of potential private schooling options such as Ipswich Grammar & Girls Grammar School, St Peter Claver College, St Mary's Primary & College, and St Edmunds College.

3 minute drive to Town Square Redbank Plains  
10 minute drive to Orion Springfield Central  
24 minute drive to Ipswich CBD  
38 minute drive to Brisbane CBD

With its prime location, modern design, and secure tenancies, 30 Ryan Road is a standout investment opportunity in Redbank Plains. Don't miss your chance to acquire this promising property. Contact Josie Smith or Patty Oldham the listing agents as soon as humanly possible.

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