

**36 Frederick Place, Park Ridge, QLD, 4125**

**RE/MAX**Residence

**Sold Duplex Semi-detached**

Thursday, 3 August 2023

36 Frederick Place, Park Ridge, QLD, 4125

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Type: Duplex Semi-detached**



Shane Shaikh

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## **DUAL KEY with IMPRESSIVE RETURNS (\$770 P/W)**

Welcome to 36 Frederick place, Park Ridge. 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 that sets this style of properties apart from standard investment properties.

Positioned on a great 424m2 block, you will be impressed by the floor plan of this design. The block having two units one with 3 bed, 2 bath with 1 car, second one with 2 beds, 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.

UNIT 1 includes:

- 2 bedrooms with built-in wardrobes
- Master room with ensuite and walk in robe
- Aircon in the main living area
- Electric cooktop, oven and dishwasher
- Separate entry
- Single automatic garage.
- Currently tenanted at \$400 pw till November 2023

UNIT 2 include:

- 2 bedrooms with built-in wardrobes
- Aircon in the main living area
- Electric cooktop, oven and dishwasher
- Separate entry
- Single Lock up Garage
- Currently Tenanted at \$370 till March 2024

- 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 and doors
- 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.