

# 4 Daintree Court, Park Ridge, Qld 4125



## Duplex/Semi-detached For Sale

Wednesday, 10 April 2024

4 Daintree Court, Park Ridge, Qld 4125

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 400 m2

Type:

Duplex/Semi-detached



Niket Kalra

## Dual Occupancy close to new shopping complex !!

This immaculately presented dual key residence is the perfect solution for two generations of family that want to live together but still have their own privacy and also a perfect investment opportunity in sought after suburb of Park Ridge. Its just a walking distance from new Woolworths and shops. Positioned on a great 400 m<sup>2</sup> block with approx. 13.9 meter frontage, Only build in 2019 only and 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 bed 1 bath and 1 car unit. Full landscaping with gardens, fully fenced and both units offering impressive alfresco areas. Great open plan designed units. UNIT 1 includes:-3 bedrooms with built-in wardrobes-Master room with aircon, ensuite and walk in robe-Aircon in the main living area-Led downlights-Electric cooktop, oven and dishwasher-Separate entry-Single lock up garage with laundry -Current rent \$490 per week until 1 December 2024- NEW RENTAL IN TODAY'S MARKET IS AROUND \$550 PER WEEK UNIT 2 include:-2 bedrooms with built-in wardrobe-Aircon in the main living area-Led downlights-Electric cooktop, oven and dishwasher-Separate entry-Single Lock up Garage- Lease break by tenant Current rent \$400 per week until they find a new tenant within 2 - 3 weeks.- NEW RENTAL IN TODAY'S MARKET IS AROUND \$410 PER WEEK- Potential rent for both unit is \$990 to \$1030 per week- Easy access to motors ways 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.