

**47 Silkwood Circuit, Park Ridge, Qld 4125**



**Sold Other**

Thursday, 14 December 2023

47 Silkwood Circuit, Park Ridge, Qld 4125

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Type: Other**



**RYAN TRAMA**

0738053108

**\$805,000**

The Ryan Trama Team proudly presents 47 Silkwood Circuit in Park Ridge - With a combined dual-income rental appraisal of \$880 to \$920 per week, this is an investment opportunity like no other! Boasting two units under one roof, this near-new 2020 build is situated on a generous 450m<sup>2</sup> block - providing both units with a sizeable yard! The floorplan of each dwelling is designed to maximise space, whilst allowing occupants to live a low-maintenance lifestyle. High quality fittings and features are included throughout, including air-conditioning, stone bench-tops to the kitchens and bathrooms, quality kitchen appliances, LED down-lights and premium blackout blinds. Perfectly located for future capital growth, this property is just moments from significant development. The under construction Woolworths shopping complex is just a short walk or 1 minute drive away, whilst the NEW Park Ridge State School is just a 2 minute drive away.

**Main Unit - Current Market Rental Appraisal: \$480 to \$500 per week - 3 bedrooms, 2 bathrooms, 1 car remote garage, plus parking for second car on driveway - Master bedroom (air-conditioned) with ensuite featuring stone bench-top to vanity, shower and toilet - All bedrooms with ceiling fans and built-in wardrobes - Spacious kitchen with stone bench-top, premium appliances including dishwasher, and plenty of storage - Large open plan living area with air-conditioning and ceiling fan - Outdoor alfresco overlooking spacious backyard - Space-saving laundry in garage - NBN ready**

**Second Unit - Current Market Rental Appraisal: \$400 to \$420 per week - 2 bedrooms, 1 bathroom, 1 car remote garage, plus parking for second car on driveway - Main bedroom with air-conditioning - Both bedrooms with ceiling fans and built-in wardrobes - Spacious kitchen with stone benchtop, premium appliances including dishwasher, and plenty of storage - Open plan living area with air-conditioning and ceiling fan - Outdoor alfresco overlooking spacious backyard - Space-saving laundry in garage - NBN ready**

Contact Ryan Trama today to secure this incredible opportunity! 0448 295 135