

**6 Wattle Grove, Boronia Heights, Qld 4124**



**Sold House**

Wednesday, 23 August 2023

6 Wattle Grove, Boronia Heights, Qld 4124

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 450 m2**

**Type: House**

**\$747,000**

The Ryan Trama Team proudly presents 6 Wattle Grove in Boronia Heights! This spectacular opportunity boasts two units under one roof, situated on a spacious 450m<sup>2</sup> block - providing both units with a sizeable backyard! The floor plan 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, quality kitchen appliances, LED down-lights and blackout blinds. New render to the facade and a newly painted tile roof increase this property's street appeal. Investors: Capitalise on the convenient location and impressive rental yield potential that this dual-income property provides! Owner-Occupiers: Live in one side and lease the other to help with mortgage repayments! Unit 1: Rental Appraisal - \$480 per week - 3 bedrooms, 2 bathrooms, 1 car remote garage, plus parking for second car on driveway- Master bedroom with ceiling fan, as well as ensuite and walk-in wardrobe- Bedrooms 2 & 3 with ceiling fans and built-in wardrobes- Spacious kitchen with expansive bench-top space, modern appliances including dishwasher, and plenty of storage- Large open plan living area- Outdoor alfresco overlooking backyard- Space-saving laundry- NBN ready Unit 2: Rental Appraisal - \$400 per week - 2 bedrooms, 1 bathroom, 1 car remote garage, plus parking for second car on driveway- Newly renovated bathroom- Both bedrooms with ceiling fans and built-in wardrobes- Kitchen with modern appliances and ample storage- Open plan living area- Outdoor alfresco overlooking backyard- Space-saving laundry in garage- NBN ready Located close to the following points of interest:- 10 minutes to Grand Plaza Shopping Centre- 30 minutes to Brisbane CBD- 5 minutes to Boronia Heights State School- 5 minutes to Boronia Park Shopping Centre- 6 minutes to Park Ridge State High School- 6 minutes to Park Ridge Town Centre\*Our Property Management team is currently reviewing the Rental Appraisal - This will be made available shortly. Contact Ryan Trama today to secure this incredible opportunity! 0448 295 135