

# 62 Mercy Circuit, Park Ridge, Qld 4125



## Duplex/Semi-detached For Sale

Saturday, 2 December 2023

62 Mercy Circuit, Park Ridge, Qld 4125

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 518 m2

Type:

Duplex/Semi-detached



Niket Kalra

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## FOR SALE

Welcome to 62 Mercy Circuit Park Ridge. This Luxury 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 large 518 m2 block and built in 2020, 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 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: -3 bedrooms with built-in wardrobes-Master room with ensuite and walk in robe-Aircon in the main living area-Led downlights-Cooktop, oven and dishwasher-Separate entry-Single lock up garage.--Current rent \$470 per week until 28/02/2024- NEW RENTAL IN TODAY'S MARKET IS AROUND \$550 PER WEEK UNIT 2 include: -2 bedrooms with built-in wardrobes-Aircon in the main living area-Led downlights-Cooktop, oven and dishwasher-Separate entry-Single Lock up Garage-Current rent \$410 per week until 29/09/2024- NEW RENTAL IN TODAY'S MARKET IS AROUND \$480 PER WEEK-Current Combined rent is \$880 per week and Potential future rent is \$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.