

**Bloomfield Avenue, Park Ridge, QLD, 4125**

**RE/MAX**Residence

**Sold House**

Thursday, 3 August 2023

Bloomfield Avenue, Park Ridge, QLD, 4125

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Niket Kalra

## **A STYLISH DUPLEX WITH HIGH RENTAL RETURNS!**

Welcome to Beautiful Duplex of Park Ridge, QLD, 4125. This impressive 'CHOICE HOME'S' 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 and a depreciation schedule (\*available on qualified interest) that sets this style of properties apart from standard investment properties.

Positioned on a great 461 m2 block, you will be impressed by the floor plan of this design. 3 bed, 2 bath with 1 car, plus 2 bed, 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.

-Great for those who wish to add more properties to their portfolio or those who have money in SUPER and wish to invest for a higher return.

-The current combined rent is \$830 per week.

-The estimated rental income in the current market could achieve approx. \$880/week for both units.

- Only Built in 2020

UNIT 1 includes:

- 3 bedrooms with built-in wardrobes
- Master with ensuite
- Aircon in the main living area
- Ceiling fans in all rooms including the living area
- Electric cooktop, oven and dishwasher
- Separate entry
- Single automatic garage with laundry space
- Currently tenanted at \$450 pw till October 2023
- Current rental appraisal is \$470 to \$500

UNIT 2 include:

- 2 bedrooms with built-in wardrobes
- Aircon in the main living area
- Ceiling fans in all rooms including the living area
- Electric cooktop, oven and dishwasher
- Separate entry
- Single Lock up Garage
- Currently Tenanted at \$380 till August 2023
- Current rental appraisal at \$390 to \$410

- 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
- A short drive to the Logan Hyperdome; a perfect place for shopping, dining, movies & much more
- Security screens windows and doors
- Fully fenced and landscaped
- Split system air-conditioning to main living areas
- Laminate kitchen with overhead cupboards & stone bench tops

- Separate electric metres & letterbox for each residence
- Exposed aggregate concrete driveway
- LED down lights throughout
- NBN, TV & Phone points

We have in preparing this information used our best endeavours 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.