

40 Mount Mitchell Street, Park Ridge, Qld 4125



Duplex/Semi-detached For Sale

Wednesday, 19 June 2024

40 Mount Mitchell Street, Park Ridge, Qld 4125

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 390 m2

Type:

Duplex/Semi-detached



Niket Kalra

The Next Gem of your portfolio !!

Welcome to 40 Mount Mitchell Street, Park Ridge, QLD - an outstanding investment opportunity in a prime location. This luxury dual key property is already generating significant returns with long-term tenants in place. Situated in a rapidly developing suburb, this property offers exceptional potential for further capital growth and increased rental yields.

Property Overview
This dual key property consists of two units:
Unit 1: 3 bedrooms 2 bathrooms 1 car garage
Unit 2: 2 bedrooms 1 bathroom 1 car garage

Unit 1 Features:
Living Area: Spacious open-plan living, dining, and kitchen area extending to a patio.
Kitchen: Modern design with stone bench tops and ample storage.
Bedrooms: Three generous bedrooms, including a master bedroom with ensuite and large wardrobe. Bedrooms 1 and 2 are located at the front, providing privacy for the master bedroom at the back.
Flooring: Hybrid floors throughout the house, with built-in wardrobes and ceiling fans in the bedrooms.
Climate Control: Air conditioning in the living area and master bedroom.
Garage: Single lock-up remote garage with internal access and laundry facilities.
Outdoor: Fully fenced and secure backyard.
Lighting: LED lights throughout.
Rental Income: Currently \$470 per week, lease until 05/03/2025. Potential rental income is \$550 per week.

Unit 2 Features:
Living Area: Open-plan living, dining, and kitchen area opening to a porch.
Kitchen: Modern with ample storage.
Bedrooms: Two bedrooms with built-in wardrobes.
Flooring: Hybrid floors throughout the house.
Climate Control: Air conditioning in the living area and master bedroom.
Garage: Single lock-up remote garage with internal access and laundry facilities.
Outdoor: Fully fenced and secure backyard.
Lighting: LED lights and ceiling fans throughout.
Rental Income: Currently \$390 per week, lease until 06/09/2024. Potential rental income is \$450 per week.

Financial Highlights:
Current Combined Rent: \$860 per week
Potential Future Rent: \$1,000 per week
Council Rates: One council rate for the property
No Body Corporate Fees
Location Benefits: Access: Easy access to major motorways to Brisbane CBD, Sunshine Coast, and Gold Coast.
Amenities: Close to Park Ridge Town Centre with Coles, Woolworths, and Homestead Markets.
Growth: Located in the fast-growing suburb of Park Ridge.

Additional Features:
Security: Security screens on windows.
Outdoor Areas: Fully fenced and landscaped gardens.
Cooling: Split system air conditioning in main living areas.
Kitchen: Overhead cupboards and stone bench tops.
Utilities: Separate electric meters and letterboxes for each residence.
Driveway: Exposed aggregate concrete driveway.

Disclaimer: We have endeavored to provide accurate and reliable information, but we disclaim any liability for any errors, inaccuracies, or misstatements. Prospective purchasers should make their own inquiries to verify the information.

Contact Information: For more detailed information, including rental and lease details, please contact us now. This property represents a unique opportunity to secure a high-return investment in a prime location. Don't miss out!