

# 11 Farmer Place, Park Ridge, Qld 4125

## House For Sale

Sunday, 23 June 2024

11 Farmer Place, Park Ridge, Qld 4125

Bedrooms: 5

Bathrooms: 3

Parkings: 3

Area: 450 m2

Type: House



Dejan Bozanic

1300208583

## Expression of Interest Contact Agent

We are pleased to present this 4-year-old Dual Occupancy Home for sale at 11 Farmer Place Park Ridge QLD 4125 Rare Opportunity for savvy investors to maximize their income potential in the highly sought-after Park Ridge area. Exceptional 5 Bedroom dual occupancy home with a triple garage situated on a 450sqm block with 15m frontages and constructed in July 2020 offers a great investment opportunity in the heart of the growing community of the Park Ridge area that is going from strength to strength. This dual income property not only offers an exceptional rental income but also provides the flexibility to accommodate extended family to live in or downsize while maintaining a reliable source of income. It could not be better positioned with everything just minutes away. Close to all essential conveniences such as schools, supermarkets, transport and health facilities. Council Rates: One council rate for the property No Body Corporate Fees The property is tenanted and renting at \$970pw. UNIT 1 – (3 bedrooms 2 bathrooms 2 Car) - \$520pw Tenancy expires – 22 February 2025 UNIT 2 – (2 bedrooms 1 bathroom 1 Car) - \$470pw Tenancy expires – 13 June 2025 Property features include: UNIT 1 ☐ Combined lounge /dining room ☐ Laminate kitchen with overhead cupboards, stainless appliances & stone benchtops ☐ 3 Bedrooms all with built-ins ☐ Ceiling fans to all bedrooms ☐ Split system air-conditioning to the main living area and to the master bedroom ☐ TV & Phone points ☐ Tiles flooring to bedrooms, Tiles to living ☐ The roof over alfresco with tiles to patio ☐ Security screens to all doors ☐ Fenced ☐ Single remote panel lift garage UNIT 2 ☐ Combined lounge /dining room ☐ Laminate kitchen with overhead cupboards, stainless appliances & stone benchtops ☐ 2 Bedrooms ceiling fans & built-ins ☐ Split system air-conditioning to the main living area and to the master bedroom ☐ TV & Phone points ☐ Tiles flooring to bedrooms, Tiles to living ☐ The roof over alfresco with tiles to patio ☐ Security screens to all doors ☐ Fenced ☐ Single remote panel lift garage LOCATION, LOCATION, LOCATION!!! SCHOOLS Crestmead Early Education Centre – 1.00km Crestmead State School – 1.8km St Francis College, Crestmead – 1.6km Burrowes State School – 3.1km Marsden State School – 3.1km Marsden State High School Sports Centre – 3.9km Logan Reserve State School – 4.3km SHOPS Friendly Grocer Crestmead Supermarket – 1.0km Woolworths Marsden Fifth Avenue – 3.6km IGA Crestmead – 3.4km Woolworths Logan Reserve – 2.4km Coles Park Ridge – 6.4km Woolworths Park Ridge – 6.4km Please contact Dejan on 0404 041 676 for more information. \*\*\*Photos of property are taken before tenants moved in\*\*\*. Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies, or misstatements that may occur.