

**50 Mount Mitchell Street, Park Ridge, Qld 4125**



**House For Sale**

Tuesday, 25 June 2024

50 Mount Mitchell Street, Park Ridge, Qld 4125

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 390 m2**

**Type: House**



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## For Sale

Looking for an exceptional investment opportunity that promises high returns and flexibility? Look no further! Our dual-key property at 50 Mount Mitchell St, Park Ridge is the perfect investment for savvy investors seeking both rental income and capital appreciation. Nestled in the heart of Park Ridge, our property is strategically located close to essential amenities such as schools, shopping centres, healthcare facilities, and public transport, ensuring high demand from tenants. What sets our property apart is its innovative dual-key design. With separate entrances and living spaces, this property offers unparalleled flexibility. You can rent out both units separately, catering to multiple tenants simultaneously, maximizing your rental yield. Whether you're targeting small families, couples, or individuals, our dual-key property accommodates various tenant preferences. This diversity minimizes vacancy risks and ensures a steady stream of rental income. Enjoy attractive rental yields that outperform traditional single-unit investments, providing you with a stable source of passive income. This property is sitting on a 390m<sup>2</sup> block of land.

**Property Features**

- Unit 1 • 3 Bedrooms • 2 Bathrooms • Single Lock-up Garage • Currently tenanted until 07/08/2024 @ \$450p/w • Rental Appraisal \$480- \$540 p/w
- Unit 2 • 2 Bedrooms • 1 Bathroom • Single Lock-up Garage • Currently Vacant • Rental appraisal \$380- \$440 p/w

**Location Highlights:**

- Easy access to major motorways to Brisbane CBD, Sunshine Coast, and Gold Coast.
- 2-minute drive to the NEW Park Ridge State School (opening Term 1, 2025)
- 2-minute drive to multiple childcare centres
- 3-minute drive to the new Woolworths development
- 1-minute drive to local parks
- 8-minute drive to Park Ridge Town Centre
- 15 minutes to Grand Plaza
- 38 minutes to Brisbane CBD

With our dual-key property at 50 Mount Mitchell St, Park Ridge, you can enjoy peace of mind knowing you're investing in a high-demand location with excellent growth prospects. Don't miss out on this incredible investment opportunity! Contact us today to learn more about our dual-key property and take the first step toward securing your financial future.

**Disclaimer:** All information provided in this write-up is deemed reliable but not guaranteed. Buyers are advised to conduct their own due diligence.