

9 Skelbrook Road, Park Ridge, Qld 4125



House For Sale

Sunday, 23 June 2024

9 Skelbrook Road, Park Ridge, Qld 4125

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 448 m2

Type: House



Linda King

0410716361

Offers above \$750,000 will be considered

Homes4Sale are proud to present to you, 9 Skelbrook Road, Park Ridge, where modern living meets convenience in this immaculate 4-bedroom, 2-bathroom residence. Built in 2017 by Australasian Homes, this stylish home sits proudly on a generous 448m² block, offering a perfect blend of comfort and contemporary design. This property presents an excellent investment opportunity with an excellent tenant in place on a lease until December 2024, paying \$560 per week – current rental appraisal ranging from \$600 to \$620 per week, making it an attractive option for savvy investors or those seeking to capitalize on the rental market.

Property Highlights- 4 bedrooms, 2 bathrooms, 2 car garage + open plan living + carpeted media/home office- Low maintenance + fully fenced, 448 m² block- Central kitchen, stone bench-tops, stainless electrical appliances Dishwasher + ample storage- Air-Conditioning to master bedroom and main living area- LED down-lights throughout- Ceiling fans throughout- Security screens throughout- Window coverings throughout- Entertainers covered outdoor alfresco area overlooking spacious backyard- Double remote garage combined with laundry- Excellent tenants in place until December 2024, paying \$560 per week – tenant would LOVE to stay on in the property

This home is surrounded by an abundance of family-oriented neighbouring properties, located in the High-Growth suburb of Park Ridge, with the new Park Ridge State School opening next year and the nearly completed Woolworths Logan Reserve featuring a full-line Woolworths, Anytime Fitness, Medical Centre + a variety of other shops & Food outlets! Once you step outside to discover an enticing entertaining area, perfect for hosting gatherings with family and friends. The generous yard offers a tranquil space for outdoor relaxation or gardening pursuits – plenty of room for the kids with either 2 or 4 legs!

Location Highlights 8 minute drive to Marsden State School 9 minute drive to Park Ridge State High School 9 minute drive to Park Ridge Childcare and Preschool 5 minute drive to Woolworths Logan Reserve 8 minute drive to Park Ridge Family Practice

****Disclaimer** All information contained herein is gathered from sources we consider to be reliable however we cannot guarantee or give any warranty about the information provided and interested parties must solely rely on their own enquiries. Please call Linda to arrange your private inspection on 0410 716 361 – please note relevant entry periods are required for inspections due to tenancy