

## Weedbrook Street, Solander Estate, PARK RIDGE, 4125



🏠 4 Bed, 🚿 2 Bath, 🚗 2 Garage, Dual Dwelling

Dual Contract

The **Dual Dwelling** provides the investor with two rents instead of one, which means that the property would normally be positively geared. Our dual dwelling house and land packages are fully council approved. A fire rated dividing wall separates the living areas, and the extra soundproofing ensures the occupant's privacy.

When viewed from the road this home appears to be a quality standard residential dwelling. It's when you look at the floor plan that the dual living design becomes apparent. What appears to be one dwelling is actually two dwellings. There are minimal outgoings with only one set of rates and no body corporate fees.

### Benefits:

- For investors, the two rents ensure that your cashflow is positive.
- For the owner occupier, the added dwelling brings in that extra income or provides a home for other family members.

**Solander, Park Ridge** is positioned at the centre of everything the growing Park Ridge community has to offer. Creating a community with access to a developing destination that is set to thrive.

You can be in the Brisbane CBD in just 30 minutes or enjoying the Gold Coast beaches inside an hour. Enjoying a new connected urban lifestyle, but close enough to nature and wide open spaces - Solander offers the best of both worlds.

### Inclusions:

- Driveway
- Path, porch and alfresco base
- 2 split system air conditioners
- Carpet & tiles
- Fly screens to windows
- Vertical blinds
- Stone bench top to kitchen
- Stainless steel dishwasher
- Front garden bed and turf to front and rear
- Fencing, garden, letterbox & clothesline (estate specific)

- TV antenna & ceiling fans
- Energy efficient downlights

Property ID: 23322  
 PRICE: \$529,990  
 Land Reg: March 2018  
 External Area: 516m<sup>2</sup>  
 Internal Area: 214m<sup>2</sup>  
 Rent p/w Unfurnished: \$600 - \$650  
 Council Rates p/y: \$1,800 - \$2,000  
 Land Price: \$232,500  
 Build Price: \$297,490  
 Holding Deposit: \$2,000  
 Code: 260





- **Tenant Ready Home**
- **20 year Structural Guarantee**
- **Fixed Price Contract**

### **TURNKEY INCLUSIONS**

- ▶ Driveway
- ▶ Path, porch and alfresco base
- ▶ 2 Split system air conditioners
- ▶ Carpet & tiles
- ▶ Fly screens to windows
- ▶ Barrier screens to doors
- ▶ Vertical blinds
- ▶ Stone bench top to kitchen
- ▶ Stainless steel dishwasher
- ▶ Front garden bed and turf to front & rear
- ▶ Fencing, garden, letterbox & clothesline (estate specific)
- ▶ TV antenna & ceiling fans
- ▶ Energy efficient downlights



