

## Park Ridge, 8 Wicker Road

SOLD BY THE FLORENTZOS TEAM



Positioned for maximum investment success, this sleek dual key property in booming Park Ridge offers a rare dual-income opportunity. Boasting two stylish residences under one roof and a combined rental potential of \$950-\$1,000 per week, this is a solid portfolio addition you won't want to miss.

### Top Features at a Glance:

1. Two separate homes under one roof - ideal for investors or dual-living families
2. Solid investment opportunity with \$950-\$1,000/week rental appraisal
3. Immediate income stream with Unit 1 currently rented
4. Fresh new carpet recently installed in Unit 2
5. Prime location close to shops, schools, parks and public transport

Whether you're a savvy investor, a multi-generational family seeking dual-living flexibility, or a future-minded homeowner looking to live in one and lease the other, the value and



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**For Sale**  
Please Call

**View**  
[ljhooker.com.au/B31UF4R](http://ljhooker.com.au/B31UF4R)

**Contact**  
**Peter Florentzos**  
0414 311 526  
[peterflorentzos@ljhpp.com.au](mailto:peterflorentzos@ljhpp.com.au)

**Ling Li**  
0403 192 378  
[lingli@ljhpp.com.au](mailto:lingli@ljhpp.com.au)

**LJ Hooker Property Partners**  
07 3344 0288

versatility here are simply outstanding.

Step into Unit 1, this is a welcoming and modern 2-bedroom home designed for low-maintenance living. Both bedrooms feature ceiling fans, while the main bathroom boasts a clever 2-way design for convenience.

The open-plan living and dining area has split-system air-conditioning and flows seamlessly out to a private, covered patio -- perfect for enjoying the Queensland weather.

The galley kitchen offers quality appliances and plenty of storage space, while a single remote garage and fully fenced backyard complete the package. Currently leased, it provides immediate return from day one.

Unit 2 elevates the offering even further with a stylish 3-bedroom layout. Each bedroom features ceiling fans, while the master suite enjoys its own ensuite, walk-in robe and split-system air-conditioning for year-round comfort. Freshly installed carpet throughout brings a modern and refreshed feel to the interiors.

The open-plan living, dining and kitchen zone feels bright and airy, with sliding glass doors connecting to a private covered patio and a secure backyard. A contemporary kitchen is equipped with quality appliances, including a dishwasher, a sleek breakfast counter and pantry. A single lock-up garage also offers secure parking and storage.

Both units are separately metered and designed for easy-care living, with neat interiors, tiled living spaces, security screens, and split-system air conditioning. Outdoors, each home offers its own fenced yard space -- ideal for families, pets or tenants who love a bit of greenery without the upkeep.

Set in a fast-growing pocket of Park Ridge, this property offers fantastic convenience:

- 4mins drive to Park Ridge Town Centre (Woolworths, cafes, specialty stores)
- Only minutes to Corymbia State School and Park Ridge State High School
- Close to childcare centres and local parks
- Easy access to public transport and major arterial roads (Mount Lindesay Highway and Logan Motorway).

Solidly built with a low-maintenance brick construction and Colorbond roofing, this versatile property ticks all the right boxes for investors chasing growth, income and ease, or large families looking for extra space and privacy under one roof.

With the rental market stronger than ever and Park Ridge's popularity continuing to soar, this is a blue-chip opportunity you'll want to act on quickly.

Contact Peter Florentzos or Ling Li today to arrange your private inspection -- investment opportunities like this don't stay available for long!

AEAF Investments Pty Ltd T/A Peter Florentzos Properties with Sunnybank Districts P/L  
T/A LJ Hooker Property Partners ABN 50 133 677 319 / 21 107 068 020

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



**LJ Hooker Property Partners**  
**07 3344 0288**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

interested parties must solely rely on their own enquiries.

## More About this Property

<b>Property ID</b>	B31UF4R
<b>Property Type</b>	DuplexSemi-detached
<b>Land Area</b>	575 m2
<b>Including</b>	Air Conditioning Toilets (3) Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking

**Peter Florentzos 0414 311 526**

Partner and Agent/Independent Contractor | [peterflorentzos@ljhpp.com.au](mailto:peterflorentzos@ljhpp.com.au)

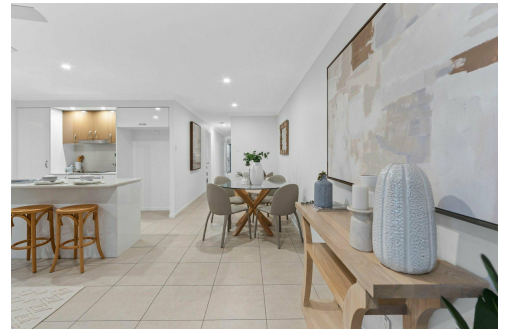
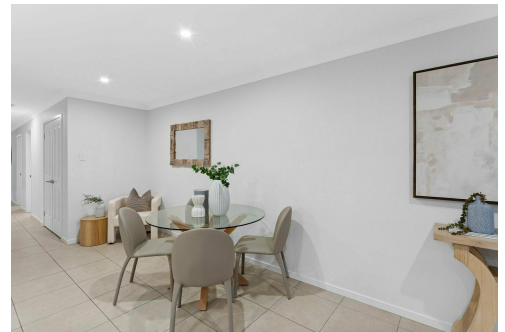
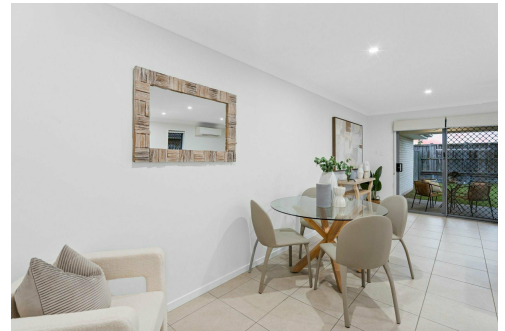
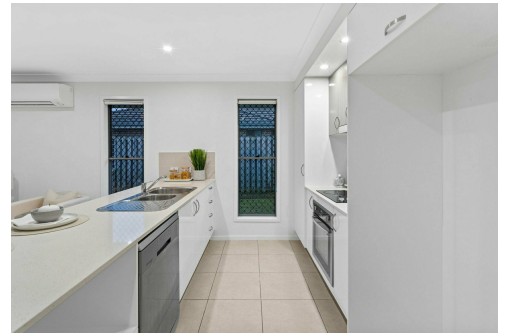
**Ling Li 0403 192 378**

Sales Associate to Peter Florentzos | [lingli@ljhpp.com.au](mailto:lingli@ljhpp.com.au)

**LJ Hooker Property Partners 07 3344 0288**

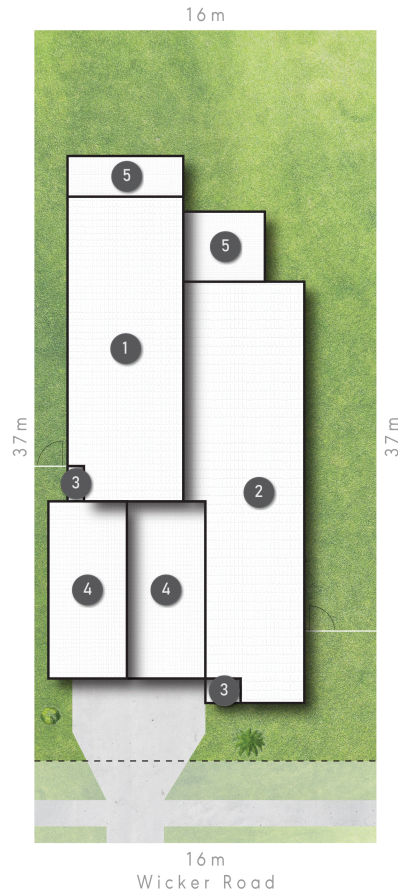
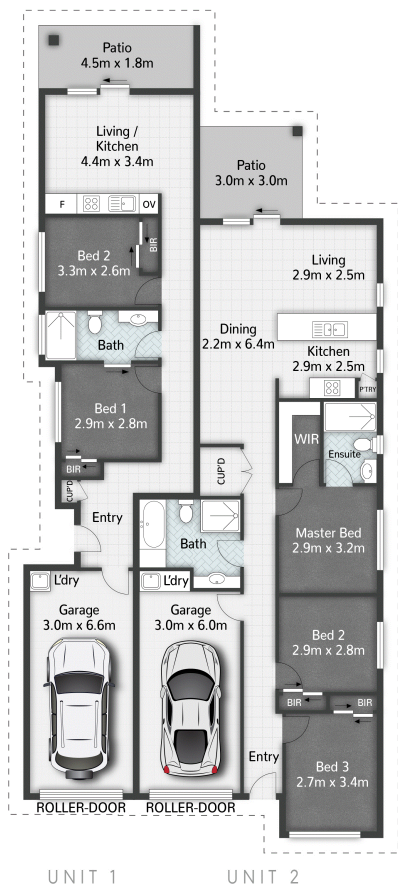
25 Pinelands Road, SUNNYBANK HILLS QLD 4109

[propertypartners.ljhooker.com.au](http://propertypartners.ljhooker.com.au) | [sunnybankhills@ljhpp.com.au](mailto:sunnybankhills@ljhpp.com.au)



**LJ Hooker Property Partners**  
**07 3344 0288**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



- LEGEND**
- 1 RESIDENCE 1
  - 2 RESIDENCE 2
  - 3 PORCH
  - 4 GARAGE
  - 5 PATIO



8 Wicker Road **PARK RIDGE**

5 | 3 | 2 | 198m<sup>2</sup> | 575m<sup>2</sup>

**LJ Hooker** Property Partners

All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.

**LJ Hooker**

**LJ Hooker Property Partners**  
07 3344 0288

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.