

## Park Ridge, 13 Rural Street

Presenting All Offers!

Located in the highly sought Park Ridge - offering a prime opportunity for both investors and families. Situated on a 475m<sup>2</sup> block, 13 Rural Street features a well-designed Dual Key property that maximizes rental income potential and provides flexibility for a variety of living arrangements.

Whether you're looking for a family home or a high-yielding investment, 13 Rural Street offers the best of both worlds.

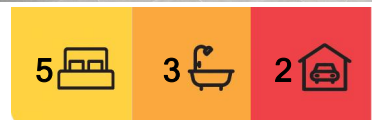
### Key Features:

Bedrooms: 5 (Perfect for large families or multiple tenants)

Bathrooms: 3 (Ensuring convenience and privacy)

Rental Potential: \$1,010 per week (Ideal investment opportunity)

No Flood or Heritage Overlays: Peace of mind for future development



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/2013HGS](http://ljhooker.com.au/2013HGS)

**Contact**  
**Jessie McClymont**  
0455 177 930  
[jmcclymont@ljhcomplete.com.au](mailto:jmcclymont@ljhcomplete.com.au)



**LJ Hooker Property Complete**  
1300 360 388

**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.

#### Location Benefits:

Schools: Within the catchment of Logan Reserve State School and Marsden State High School, with the new Corymbia State School just around the corner

Public Transport: Convenient access to public transport routes

Shops and Amenities: New shopping precincts nearby for your everyday convenience

This property is part of the highly sought-after Logan Council area and is strategically positioned to take advantage of future growth and infrastructure developments. With no construction loan on the property, you can step into a hassle-free investment with solid returns.

Contact us today to arrange an inspection or for more information!

#### Disclaimer:

Property images may have been digitally altered or staged for marketing purposes and may not constitute a complete representation of the property condition being purchased. Any photographs used by LJ Hooker may only show certain aspects of the property at the time the photographs are taken and any prospective buyer should inspect the property.



## More About this Property

<b>Property ID</b>	2013HGS
<b>Property Type</b>	House
<b>Land Area</b>	475 m2
<b>Including</b>	Ensuite Air Conditioning Toilets (3) Courtyard Dishwasher Built-in-Robes Fully Fenced Remote Garage

#### Jessie McClymont 0455 177 930

Sales Consultant | [jmcclymont@ljhcomplete.com.au](mailto:jmcclymont@ljhcomplete.com.au)

#### LJ Hooker Property Complete 1300 360 388

Level 1, 32 Everglade Street, YARRABILBA QLD 4207  
[propertycomplete.ljhooker.com.au](http://propertycomplete.ljhooker.com.au) | [admin@ljhcomplete.com.au](mailto:admin@ljhcomplete.com.au)



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## 13 Rural Street, Park Ridge

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.



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