



89 Mercy Circuit, Park Ridge

## A Smart Investment or the Perfect Dual-Living Solution

Whether you're seeking a high-performing investment or the ideal setup for extended family living, this modern dual-key property delivers exceptional versatility and value. Set in a convenient and growing pocket of Park Ridge, this property offers the rare opportunity for dual income, dual living, or both.

Thoughtfully designed with completely separate entrances, each unit offers privacy and independence—perfect for multigenerational families, owner-occupiers wanting additional income, or investors looking to maximize their return.

Unit 1, the larger of the two, features 3 spacious bedrooms, 2 modern bathrooms and open plan living making it perfect as the primary residence or for long-term tenants. Unit 2 offers a comfortable 2 bedroom and 1 bathroom layout, ideally suited for singles, couples, or extended family members wanting their own space.

Inside both units, contemporary finishes, open-plan layouts, and well-appointed kitchens with stone bench tops with quality appliances create a comfortable and stylish living environment. Each unit also enjoys its own private outdoor space and fully fenced yard area...ideal

5 🏠 3 🚿 2 🚗

### FOR SALE

Offers Over \$949,000

### AGENTS

Chris Pittaway  
0410 229 244  
cpittaway@ljhg.com.au

Daniel Campbell  
0412 777 212  
dcampbell@ljhg.com.au

### AGENCY

LJ Hooker Nerang  
(07) 5581 4422

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.

 LJ Hooker

for relaxing, entertaining, or enjoying the Queensland lifestyle.

#### Unit 1 Features

- 3 bedrooms with built-in wardrobes
- Ceiling fans throughout
- Master bedroom with private ensuite
- Air conditioning and ceiling fan in the main living area
- Modern kitchen with electric cooktop, oven, and dishwasher
- Gas instant hot water
- Separate private entry
- Single lock-up garage with internal access
- Currently tenanted at \$560/week

#### Unit 2 Features

- 2 bedroom with built-in wardrobe
- Air conditioning in the main living area
- Ceiling fans throughout
- Modern kitchen with stone bench tops, electric cooktop, oven, and dishwasher
- Gas instant hot water
- Separate private entry
- Single lock-up garage with internal access
- Currently tenanted at \$460/week

Located in the heart of Park Ridge, this property offers unbeatable convenience with schools, public transport, parks, and major shopping centres all within easy reach.

For investors, this is an outstanding opportunity...dual rental income (Currently \$1,020/Wk), strong long-term tenants already in place, and excellent potential for continued growth.

For families, it offers the flexibility to live together while still enjoying independence and privacy.

A quality dual-key like this, with flexibility, income, and location, doesn't come along often!!

**Disclaimer:** All information contained herewith, including but not limited to the general property description, images, floorplans, figures,

price and address, has been provided to Shane Colquhoun Pty Limited and CLP Realty Pty Limited by third parties. We have obtained this information from sources that we believe to be reliable; however, we cannot guarantee the accuracy and or completeness of this information. The information contained herewith should not be relied upon as being true and correct. You should make independent inquiries and seek your own independent advice in respect of this property or any property on this website.

## MORE DETAILS

Property ID	5HE4F41
Property Type	House
Land Area	500 m2
Including	Built-in-Robes

### Chris Pittaway 0410 229 244

L.R.E.A | Independent Contractor | [cpittaway@ljhgc.com.au](mailto:cpittaway@ljhgc.com.au)

### Daniel Campbell 0412 777 212

Sales Specialist to Chris Pittaway Independent Contractor | [dcampbell@ljhgc.com.au](mailto:dcampbell@ljhgc.com.au)

### LJ Hooker Nerang (07) 5581 4422

2-4 New Street, NERANG QLD 4211  
[nerang.ljhooker.com.au](http://nerang.ljhooker.com.au) | [nerang@ljhgc.com.au](mailto:nerang@ljhgc.com.au)





89 MERCY CIRCUIT, PARK RIDGE

 5  3  2

Internal: 183m<sup>2</sup> | External: 16m<sup>2</sup> | Total: 199m<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

