



Dual Key Gem- Fantastic Investment.

Welcome home to 25 Ruby Crescent Meridan Plains. A fantastic opportunity for you to secure a dual key home with a fantastic return in a prime location.

Main Features Include:

- 3 bedroom, 2 bathroom, double garage one side
- 2 bedroom, 1 bathroom, single garage the other
- Separately metred
- Currently returning \$1045 per week (\$610 & \$435) both long term tenants in place until 23rd and 29th May 2024 respectively.
- Prime location close to schools, shops, transport

25 Ruby Crescent is one not to miss out on. The ideal property for any purchaser whether it be the savvy investor or extended family.

The larger side boasts a desirable open plan kitchen, living and dining layout, flowing on to the outside alfresco area and spacious backyard with bush backdrop. All 3 bedrooms are tucked round the corner of the main living area. Master bedroom with air con, walk in robe and ensuite and two other decent sized bedrooms with main bathroom. Double garage also has an extended laundry area

UNDER OFFER

Address : 25, RUBY CRESCENT, QLD, MERIDAN PLAINS, 4551

Area : 630 per sqm

Bedrooms : 5

Bathrooms : 3

Car Space : 3

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Type : House

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a again flowing out to the backyard and clothes line.

The smaller side boasts a separate living area to the main kitchen/dining space that also flows out to the undercover alfresco area. 2 bedrooms at the rear of the property and main bathroom. Single garage with extended laundry space and rear yard access as well.

25 Ruby Crescent was built 2015/16 and is in the desirable part of Meridan Plains.

Location features include:

- Short walk/bike ride to Meridan State College
- 10 minutes to Nicklin Way
- 10 minutes to Bruce Highway
- Less than 15 minutes to Sunshine Coast University Hospital
- Ample shopping centres and stores within 5-10 minutes
- Public transport, service stations, restaurants + more only 5 minutes away

Be sure to get in touch with George Anderson of Robert James Realty now for any further information and to secure your private viewing of this fantastic opportunity.