



Indicative image only

# FIXED PRICE, FULL TURNKEY HOUSE & LAND PACKAGE

LOT 128 WEEDBROOK STREET 'SOLANDER' PARK RIDGE  
**\$477,100** FITZROY – Metro



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.

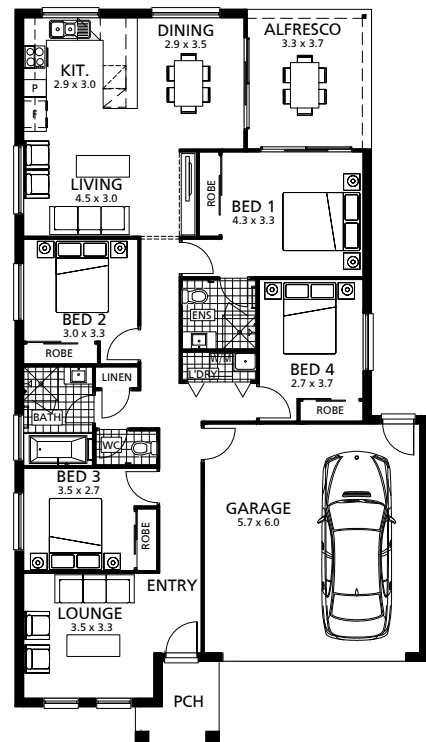
**Inclusions:**

- Tiled roof
- Half render to front façade
- Exposed aggregate driveway and pathways
- Landscaping to front and rear
- Fencing to sides and rear
- Letterbox and clothesline
- Stone benchtops to kitchen and bathroom vanities
- European stainless steel appliances

- 2440mm high ceilings
- Roller blinds and floor coverings throughout – excluding garage
- Air-conditioning to main living area and master bedroom
- All council fees and site connections

**Tenant Ready Turnkey Package**

- 12 month rental guarantee
- 12 month landlord protection insurance
- 12 month Investor front lawn & garden care



AREA	MEASUREMENT (M <sup>2</sup> )
LIVING	133.20
PORCH	4.01
ALFRESCO	15.93
GARAGE	39.11
TOTAL AREA	192.25
LAND SIZE	426.00

