

12 Wood Close, Loganholme, Qld 4129



House For Sale

Wednesday, 29 November 2023

12 Wood Close, Loganholme, Qld 4129

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 520 m2

Type: House



Darren McCosker
0738061300

Auction

The old saying 'safe as houses' is just the beginning here as we provide certainty of income as well! With a tenant of over ten years standing on an extended lease that goes all the way to 2025 all you have to do is sit back and enjoy the income. Located in a quiet residential pocket at the end of a cul-de-sac, this low-set four bedroom, two bathroom home is the easy care property you have been dreaming of. Step inside and you will find:

- Two separate living areas - The oversized, air-conditioned formal lounge has space for everything you could want, while the dining/family room is also air-conditioned and large enough to hold an 8 seat table plus a home office with room to spare.
- Master bedroom with ensuite, air conditioning, overhead fan and generous mirrored built in wardrobes.
- Bedrooms two and three both have built in wardrobes and generous spacing while bedroom four has all this plus air-conditioning.
- The kitchen is well appointed with the ever-desired gas cooktop, wall oven with separate grill, pantry, full sized fridge space plus plenty of bench space views over the backyard and additional storage. Heading outside you are struck by the massive alfresco entertaining area, which is large enough to hold the biggest of family gatherings or simply used as the perfect relaxation space after a hard week. There is a single lock up garage and an oversized single carport. The fully fenced flat yard provides the perfect place for kids games and has gardens that evoke feelings of peace and serenity. Currently renting for \$490pw (increasing \$520pw in May 2024) with Council Rates approx \$950 per quarter and no Body Corporate, the numbers confirm the opportunity. With regard to location, you are but a short walk to supermarket, cafes and more, Loganholme State school and the popular Alexander Clarke Parklands. A four minute drive will have placed you on both the M1 and Logan motorways, the Logan Hyperdome and more while the drive to Brisbane city is 24 minutes and the Gold Coast is but 30 minutes away. The owner has issued clear instructions that a new owner must be found and as such the property is presented for auction on the 16th of December, 2pm in the function rooms at Fitzzy's Loganholme, so don't hesitate to call Darren on 0420 620 760 or Dechlan on 0428 666 972 to arrange your inspection.