

13 Tulloch Street, Logan Reserve, Qld 4133



Sold House

Saturday, 2 September 2023

13 Tulloch Street, Logan Reserve, Qld 4133

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 300 m2

Type: House



Braedyn Tirant

0499367700

\$630,000

Unlock the door to an extraordinary investment venture tailored to elevate your portfolio's potential. Nestled in Logan Reserve, this exceptional property presents an enticing gateway to harness the promise of high capital growth. Meticulously constructed in 2022, this modern residence showcases 4 bedrooms, 2 bathrooms, and a study area, embodying a spacious and luxurious lifestyle. A defining attribute of this property lies in its high ceilings, which create an ambiance of grandeur and airiness. The open-plan design seamlessly integrates the kitchen, dining, and family room, culminating in an expanse of harmonious living space. As you step outside, an inviting alfresco area beckons, seamlessly merging indoor and outdoor living for ultimate relaxation and entertainment. The convenience of a double garage is complemented by its role in offering abundant parking and storage space, catering effortlessly to occupants and owners alike. The property's current rental income stands at an impressive \$550 per week until January 19th, 2024, ensuring a reliable and substantial return on investment. Inside the floor-plan works well featuring 4 bedrooms, 2 bathrooms, 2 car accommodation you can also expect the following throughout:

- Master bedroom w/fan, air-conditioner, large built-in & ensuite
- Other bedrooms w/fans & built-ins
- Open plan kitchen, dining & family w/fan & air-conditioner
- Kitchen w/stainless steel appliances, 20mm stone benchtops, large fridge space & breakfast bar
- Study nook
- Separate laundry
- High ceilings
- Alfresco w/fan
- Fully fenced yard

Location:

- Brisbane – 41 Mins
- Grand Plaza – 20 Mins
- Hyperdome Shopping Centre – 21 Mins
- Logan Central Station – 18 Mins
- Marsden State High School – 8 Mins
- Marsden State School – 7 Mins

For the investor, this property has been rent appraised for \$600 to \$620 per week. Positioned strategically in Logan Reserve, an area poised for exponential growth, this property perfectly aligns with the aspirations of savvy investors. Its location ensures seamless access to major highways, schools, parks, shopping centres, and public transport, solidifying its appeal to prospective tenants and future buyers. Exciting prospects unfold as the region prepares for local enhancements, including a new day care facility and a Woolworth's supermarket, enhancing convenience and desirability. Grasp this exceptional opportunity to secure a property that promises not only immediate gains through rental income but also the potential for significant capital appreciation in Logan Reserve's dynamic market. Elevate your portfolio's success with this extraordinary addition, where contemporary living and investment excellence converge. Disclaimer: STRUD Property has taken all reasonable steps to ensure that the information contained in this advertisement is true and correct but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.