

**27 Almandin Street, Logan Reserve, QLD, 4133**

**RE/MAX**Residence

**Sold House**

Thursday, 3 August 2023

27 Almandin Street, Logan Reserve, QLD, 4133

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Jack Armstrong

## Perfect opportunity knocks for Investor or Nestor!

Are you looking for a luxurious and spacious property for your family? Look no further than 27 Almandin Street in Logan Reserve! This stunning home boasts four bedrooms, two bathrooms, and two huge living areas that will accommodate your family comfortably.

The open-plan kitchen features stainless steel appliances, an electric stove, and a modern design that will delight your inner chef. The home also features an alfresco area, perfect for BBQs and entertainment.

But the luxury doesn't end there! The master bedroom includes a large walk-in closet and an ensuite bathroom, complete with dual sinks. Plus, the other three bedrooms are generously sized and perfect for kids, guests, or even a home office.

### Property Features -

- \*Master Bedroom with Walk-in Robe, Ensuite & A/C
- \*3 Additional Spacious Bedrooms with Built-ins & Fans
- \*Open Plan Living and Dining
- \*Modern kitchen with stainless steel appliances
- \*Dedicated Laundry Area
- \*Separate living room
- \*Double-car garage with internal access
- \*A Generous 378m<sup>2</sup> Block of Land
- \*Outdoor Entertaining Area with a low maintenance yard.

### Location Highlights -

- \*New Woolworths is under construction within walking distance. (500 Meters)
- \*Walking distance to various new parks in the area.
- \*Within the Logan Reserve school catchment (2.8KM)
- \*Childrens Swimming school and childcare (2.6Km)

### Return on Investment -

- \*Currently tenanted at \$500 p/w until the 23/11/2023.
- \*Projected weekly rent \$550-\$580 per week
- \*Rental Yield approx. 4.7% - 5.0%
- \*Estimated Rental Income - Approx. \$30,000 p.a.

With the property being just under four years old, it gives the savvy investor still the opportunity to claim lucrative tax benefits. Don't miss this opportunity, Call Jack Armstrong today to arrange an inspection!

Disclaimer: All information provided has been obtained from sources we believe to be accurate. However, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries to verify the information contained in this advertisement.