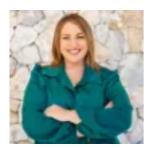
## 32 Evergreen Avenue, Loganlea, Qld 4131 Sold House



Friday, 15 March 2024

32 Evergreen Avenue, Loganlea, Qld 4131

Bedrooms: 5 Bathrooms: 3 Parkings: 2 Area: 500 m2 Type: House



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Ryan Murphy 0733974280

## \$865,000

Welcome to Evergreen Avenue, Loganlea, where you'll find the inviting 32-1 and 32-2 residences! This remarkable duplex boasts 5 bedrooms and 3 bathrooms, making it an ideal choice for those interested in a property that offers dual income potential. With versatile options, you could reside in one unit while renting out the other, or maximise returns by leasing both sides. At just 5 years old, this property is in impeccable condition, presenting an excellent addition to any investor's portfolio.32-1 Evergreen Ave - Features 3 Spacious Bedrooms, Main with Walk-In Robe & EnsuiteOpen plan lounge and diningKitchen with electrical appliances and dishwasherMain bathroom with separate bathtub and shower cubicleEnsuite bathroom offers shower cubicle, w/c & vanityInternal laundryUnder cover alfresco areaSecurity screens throughoutSingle lock up garageOwn private yard32-2 Evergreen Ave - Features2 Spacious Bedrooms, Both with Built-In RobesOpen plan lounge and diningKitchen with electrical appliances and dishwasherTwo way bathroom with shower cubicle and w/cInternal laundryUnder cover alfresco areaSecurity screens throughoutSingle lock up garageOwn private courtyard32-1 is currently tenanted at \$440 per week on periodical lease.32-2 is currently tenanted at \$380 per week on periodical lease. Current rental appraisal for 32-1 Evergreen - \$500 - \$525 per week Current rental appraisal for 32-2 Evergreen - \$425 - \$450 per weekLogan City Council rates and water \$1550 per quarterThe neighbourhood is friendly and welcoming, offering a sense of community and security. Loganlea stands out as a sought-after location for both homeowners and investors, thanks to its convenient proximity to Logan Hospital, Loganlea train station, and seamless access to the Logan Motorway, ensuring effortless commuting.