

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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\$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 & Ensuite
Open plan lounge and dining
Kitchen with electrical appliances and dishwasher
Main bathroom with separate bathtub and shower cubicle
Ensuite bathroom offers shower cubicle, w/c & vanity
Internal laundry
Under cover alfresco area
Security screens throughout
Single lock up garage
Own private yard

32-2 Evergreen Ave - Features
2 Spacious Bedrooms, Both with Built-In Robes
Open plan lounge and dining
Kitchen with electrical appliances and dishwasher
Two way bathroom with shower cubicle and w/c
Internal laundry
Under cover alfresco area
Security screens throughout
Single lock up garage
Own private courtyard

32-1 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 week
Logan City Council rates and water \$1550 per quarter

The 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.