

32D Evergreen Avenue, Loganlea, Qld 4131

House For Sale

Tuesday, 26 December 2023

32D Evergreen Avenue, Loganlea, Qld 4131

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 599 m2

Type: House



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\$849,000 OFFERS OVER

Welcome to 32D-1 and 32D-2 Evergreen Avenue, Loganlea! This stunning 5-bedroom, 3-bathroom duplex is the perfect property for those seeking a home that provides a dual income. Offering many variations, you could live in one side and rent the other out or simply enjoy the yield and depreciation by renting out both sides. At only 5 years old this property is in perfect condition and would make the perfect asset to an investor's portfolio.

32D-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

32D-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

32D-1 is currently tenanted at \$390 per week to 5/8/2026
Current rental appraisal for 32D-1 Evergreen - \$500 - \$525 per week
Current rental appraisal for 32D-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 is a hot spot amongst homeowners and investors due to its close proximity to Logan Hospital, Loganlea train station and easy access to the Logan motorway which makes commuting a breeze. The price guide for this exceptional property is **\$849,000 OFFERS OVER**. Don't miss out on the opportunity to own this magnificent duplex. We are currently navigating all buyers to the first open home and look forward to meeting you there.