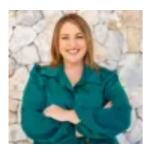
32D Evergreen Avenue, Loganlea, Qld 4131 House For Sale



Tuesday, 26 December 2023

32D Evergreen Avenue, Loganlea, Qld 4131

Bedrooms: 5 Bathrooms: 3 Parkings: 2 Area: 599 m2 Type: House



Rowena Gill 0733974280



Yuni Lan 0419385333

\$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 & EnsuiteOpen plan lounge and dining Kitchen with electrical appliances and dishwasherMain bathroom with separate bathtub and shower cubicleEnsuite bathroom offers shower cubicle, w/c & vanityInternal laundryUnder cover alfresco area Security screens throughout Single lock up garage Own private yard32D-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 area Security screens throughout Single lock up garage Own private courtyard 32D-1 is currently tenanted at \$390 per week to 5/8/2026Current rental appraisal for 32D-1 Evergreen - \$500 - \$525 per weekCurrent rental appraisal for 32D-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 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.