

**34/31 Lyrebird Street, Loganlea, Qld 4131**

**AREA SPECIALIST**

**Sold Townhouse**

Friday, 1 December 2023

34/31 Lyrebird Street, Loganlea, Qld 4131

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 143 m2**

**Type: Townhouse**



Edgar Giesel  
0427308798

**\$460,000**

Opportunity not to be missed! Welcome to this immaculate presented townhouse with modern features and quality finishes on a spacious 143 sqm plan, just 7 years young in a great location! A well-proportioned floorplan features a bright and breezy open plan design, a lovely covered outdoor area, private court yard for BBQ and entertaining, and 3 generous bedrooms. Nestled in the well-kept and family-friendly 'River Scene Complex', a modern complex with 52 units, an inground pool and entertainment area, onsite management and security cameras for peace of mind. River Scene offers quiet and peaceful living while having all the benefits of quick and easy access to the M1. The Logan Hospital, Logan TAFE, Griffith University, public transport, great schools, shops, parks with playgrounds and biking tracks all within walking distance or minutes away by car. Townhouse features include: Large, tiled open plan living area with air conditioning Sleek contemporary kitchen with quality appliances, ample storage and stone bench tops Three spacious bedrooms with built in robes and ceiling fans Master bedroom with ensuite, air conditioning and private balcony Main bathroom with bath Fenced courtyard and covered alfresco entertaining area Separate laundry and third toilette on ground level Single look up garage with remote and internal access, extra car space on driveway Security screens and fly screens throughout Complex features: Inground pool with sitting entertainment area Onsite management Security cameras for peace of mind Several guest parking slots Low body corporate fees Prime location being close to Logan Hospital, TAFE, Griffith University, great schools, shopping and parklands with playgrounds. Easy and quick access to the M1 with Brisbane CBD only 28 km north and the Gold Coast 50 km south. Who's this property for: This property will suit the astute investor, first home buyer or downsizer alike. With excellent rental returns within the complex, this is an exceptional opportunity to add a high yield property to your portfolio, get onto the property ladder as a first home buyer or downsize without compromising on quality, facilities, indoor/outdoor space and location. Currently occupied by tenants offering a rental return of \$410 per week. Properties in this location are in high demand and a great investment opportunity with an updated rental appraisal of \$450 to \$500\*\* per week. \*\* The opinion of achievable rental income has been prepared solely for the information of the client and not for any third party. Although every care has been taken in arriving at the figure, we stress that it is an opinion only and not to be taken as a sworn valuation. Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise. Although high standards have been used in the preparation of this document, no legal responsibility can be accepted by Area Specialist for any loss or damage resulting from the content or the use of this information. Any photographs show only certain parts of the property as they appeared at the time they were taken. Areas, amounts, measurements, distances, and all other numerical information is approximate information only.