

4/43 Rosella Street, Loganlea, Qld 4131



House For Sale

Tuesday, 28 May 2024

4/43 Rosella Street, Loganlea, Qld 4131

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 335 m2

Type: House



Leanne Brown

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For Sale

Looking for an exceptional investment opportunity that promises high returns and flexibility? Look no further! Our dual-key property at 4/43 Rosella St, Loganlea is the perfect investment for savvy investors seeking both rental income and capital appreciation. Nestled in the heart of Loganlea, our property is located close to essential amenities such as schools, shopping centers, healthcare facilities, and public transport, ensuring high tenant demand. What sets our property apart is its innovative dual-key design. With separate entrances and living spaces, this property offers unparalleled flexibility. You can rent out both units separately, catering to multiple tenants simultaneously, maximizing your rental yield. Whether you're targeting small families, couples, or individuals, our dual-key property accommodates various tenant preferences. This diversity minimizes vacancy risks and ensures a steady stream of rental income. Loganlea's growing population and robust rental market make it an investor's dream. Enjoy attractive rental yields that outperform traditional single-unit investments, providing you with a stable source of passive income. This property is sitting on a 335m² block of land. This property is under the Body Corporate Management of Hartley's, with a current Strata fee of \$213.94 per quarter.

Features: Unit 1 • 3 Spacious Bedrooms, Main with Robe & Ensuite • Open-plan lounge and dining • Kitchen with electrical appliances and dishwasher • Main bathroom with separate bathtub and shower cubicle • Ensuite bathroom offers a shower cubicle, w/c & vanity • laundry located in the garage • Undercover alfresco area • Security Doors throughout • Single lock-up garage • Own private yard

Features: Unit 2 • Large master Bedroom, with Built-In Robe • Open-plan lounge and dining • Kitchen with electrical appliances and dishwasher • Large bathroom with shower cubicle • laundry located in the garage • Undercover alfresco area • Security doors throughout • Single lock-up Garage • Own private courtyard

Unit 1 is currently tenanted at \$500 per week, lease ending 02/07/2025
Unit 2 is currently tenanted at \$400 per week, lease ending 08/07/2025
Current rental appraisal for 4a/43 Rosella St - \$460 - \$500 per week
Current rental appraisal for 4b/43 Rosella St - \$380 - \$400 per week

Location: • Walking Distance Lancaster Park • 4 Mins Loganlea Train Station • 6 Mins Logan Hospital • 4 Mins Waterford West Education and Care Centre • 4 Mins Waterford West State School • 5 Mins Loganlea State High School • 26 Mins Brisbane City • 40 Mins Gold Coast

Don't miss out on this incredible investment opportunity! Contact us today to learn more about our dual-key property at 4/43 Rosella St Loganlea and take the first step toward securing your financial future.

Disclaimer: All information provided in this write-up is deemed reliable but not guaranteed. Buyers are advised to conduct their own due diligence. The images used in this listing are previous rental photos and may not necessarily represent the current condition of the property.