

**40/31 Lyrebird Street, Loganlea, Qld 4131**



**Townhouse For Sale**

Thursday, 13 June 2024

40/31 Lyrebird Street, Loganlea, Qld 4131

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 143 m2**

**Type: Townhouse**



Syed Ali

0730598600

## Auction

A rare opportunity awaits in Loganlea with low body corporate fee! - gorgeous unit in an unbeatable location is primed and ready for new owners! Beautifully developed units in one of the best streets of Loganlea! A quiet neighborhood with all new developments this one would fit homeowners & investors alike. Equipped with modern features and quality finishes on a spacious 143 sqm, this unit is just 8 years young in a very private and boutique complex in the heart of Loganlea. This is a great opportunity for first home buyers to enter the market, for astute investors to add to their portfolio or to downsize to low maintenance living without compromising on quality, indoor/outdoor space, facilities and location. Come Join Us at the Auction: Instructions are clear from the vendors, this property MUST BE SOLD ON OR PRIOR TO AUCTION. Saturday 29th of June On-site at 04:00 PM Bidder registration Link: Quick Overview: \* High quality finishes throughout \* Three Bedrooms with built in robes and ceiling fans \* Air-conditioned open plan living and dining \* Modern kitchen with stainless steel appliances, ample cupboards and full-sized pantry \* Modern bathrooms with quality fixtures, downstairs bathroom with bathtub and linen \* Two designer bathrooms \* Single car accommodation plus another additional car space \* Low maintenance outdoor area with Private tiled courtyard \* Open plan living with separate dining and aircons \* An added powder room downstairs \* Fenced courtyard and covered alfresco entertaining area \* Separate internal laundry \* Single lock up garage with remote and internal access, extra car space on driveway \* Security screens and fly screens throughout \* Great location within easy reach of schools, parks, retail shops, university, Loganlea train station, Logan hospital, Ipswich motorway and M1 motorway. \* Rental appraisal of \$530-\$550 pw Complex features: \* 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. A well-proportioned floorplan features a bright and breezy open plan design, a lovely covered outdoor area, private courtyard 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. Location, Location! It is close to Logan hospital, Loganlea train station and Bus public transport right outside the complex. The nearby schools and education centres include Loganlea State School, Canterbury College, Griffith University Logan Campus, and TAFE Queensland Loganlea. For shopping there is Meadowbrook shops which is 5 mins away and 10 mins to Hyperdome shopping centre. Contact Syed Ali @0416 498 295 or Serena @0415 844 573 for any queries or to book an inspection Disclaimer: This property is being sold by Auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes. All information contained herein is gathered from sources we consider to be reliable. However we can not guarantee or give any warranty about the information provided and interested parties must solely rely on their own enquiries