

# 48/40 Old Logan Road, Gales, Qld 4300

## Sold Townhouse

Thursday, 7 March 2024

48/40 Old Logan Road, Gales, Qld 4300

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



Angela Meng

**\$470,000**

Fantastic Investment Opportunity or Home-Sweet-Home This beautiful three-bedroom double story townhouse was designed and built for style and comfort with quality appliances and finishes throughout. Built in 2016 and well maintained by the on-site manager as near new, it's a great opportunity for; Investors, first Home Buyers, or anyone looking to downsize. Current tenants have a lease up to March 2024. Only 25 minutes from Brisbane CBD and 9 minutes from Mt Ommaney, the main shopping centre for Brisbane west centenary suburbs. Locations do not get much more convenient than this! With bus stops, Chemist, Bakery, Post Office, Hardware store and convenience store just at the front of the complex. Only 3 minutes to Camira state school (catchment), 2 minutes connection to the Motorway to Brisbane, Ipswich, Sunshine Coast and Gold Coast or should you prefer the train, then Gailes has its own station. There's also CCTV throughout the complex for peace of mind. The townhouse has a good-sized kitchen that boasts plenty of bench space and a free-flowing layout from the kitchen through to the dining & living area leading out to a very practical undercover entertaining patio. This beautifully managed complex consistently achieves near 0% vacancy. The current lease is \$480 pw till 06/09/2024. What a great return and stress-free addition to your portfolio.

**Location Advantages:** Shops and public transport at the door 1km to Gailes train station, golf club and more 2 mins to M2/M7&M5 (Brisbane's Major Motorways) with easy access to City, Ipswich, and Gold Coast 3 mins to Camira State School (Catchment) 9 mins to Mt Ommaney Shopping Centre 24 mins - Brisbane City 20 mins - Ipswich

**Key Features:** Airconditioned master bedroom with spacious balcony, ensuite and full wall built-in robe with mirrored sliding doors. 2 other larger bedrooms also with ceiling fans and built in robes. Main bathroom upstairs with bathtub and shower with separate toilet. Airconditioning throughout the open plan living & dining area. Generous and well-appointed Kitchen with; stone bench tops, stainless steel appliances, electric cooktop with oven, dishwasher, and ample cupboard space. 3rd toilet - Powder room downstairs. Fully fenced private courtyard with covered pergola and garden. Security screens throughout. Single garage with remote and internal access with only a short drive away that allows motorbike parking. Body Corp Costs \*\$70 per week approx. Building insurance covered \*Rates \*\$500 per Qtr. approx. Water \*\$240 per Qtr. approx. (tenant pays for water usage) To secure this wonderful property, call Angela on 0468 540 180 for an inspection today! \* Information provided above has been obtained from various sources from which we believe to be accurate. JK Elite Properties and Angela Meng accept no liability for any errors or omissions, including and not limited to; floorplans, build date, size, property condition and fees charged or quoted. Interested parties should make their own enquiries and conduct their own due diligence in addition to obtaining legal advice from their appointed solicitor or conveyancer.