

55 Montana Circuit, Logan Reserve, Qld 4133

House For Sale

Friday, 24 May 2024

55 Montana Circuit, Logan Reserve, Qld 4133

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 400 m2

Type: House



Dejan Bozanic

1300208583

Expression of Interest Contact Agent

Rare Opportunity for savvy investors to maximize their income potential in the highly sought-after Logan Reserve area. Exceptional 5 Bedroom dual occupancy home situated on a 400sqm block and constructed in July 2021 offers a great investment opportunity in the heart of the growing community of the Logan Reserve area that is going from strength to strength. This dual income property not only offers an exceptional rental income but also provides the flexibility to accommodate extended family to live in or downsize while maintaining a reliable source of income. It could not be better positioned with everything just minutes away. Close to all essential conveniences such as schools, supermarkets, transport and health facilities. The property is currently tenanted and renting at \$890pw. UNIT 1 - (3 bedrooms 2 bathrooms 1 Car) - \$490pw Tenancy expires - 11 September 2024 UNIT 2 - (2 bedrooms 1 bathroom 1 Car) - \$400pw Tenancy expires - 29 August 2024 New rental appraisal: UNIT 1 - (3 bedrooms 2 bathrooms 1 Car) - \$530pw - \$550pw UNIT 2 - (2 bedrooms 1 bathroom 1 Car) - \$440pw - \$460pw Property features include: UNIT 1: Combined lounge /dining room, Laminated kitchen with overhead cupboards, stainless appliances & stone benchtops, 3 Bedrooms all with built-ins, Ceiling fans to all bedrooms, living area and alfresco, Split system air-conditioning to the main living area and to the master bedroom, TV & Phone points, The roof over alfresco with tiles to patio, Security screens to all windows and sliding doors, Roller blinds to all windows, Fans in all bedrooms, Fenced, Single remote panel lift garage. UNIT 2: Combined lounge /dining room, Laminated kitchen with overhead cupboards, stainless appliances & stone benchtops, 2 Bedrooms ceiling fans & built-ins, Split system air-conditioning to the main living area and to the master bedroom, TV & Phone points, The roof over alfresco with tiles to patio, Security screens to all windows and sliding doors, Roller blinds to all windows, Fans in all bedrooms, living area and alfresco, Fenced, Single remote panel lift garage. Please contact Dejan on 0404 041 676 for more information. ***Photos of property are taken before tenants moved in***. Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies, or misstatements that may occur.