

# 63 Maranoa Street, Logan Reserve, Qld 4133

## House For Sale

Monday, 22 April 2024

63 Maranoa Street, Logan Reserve, Qld 4133

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 3**

**Area: 451 m2**

**Type: House**



Dejan Bozanic

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## 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 with a triple garage situated on a 451sqm block with 16m frontages and constructed in August 2022 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 tenanted and renting at \$890pw. UNIT 1 – (3 bedrooms 2 bathrooms 2 Car) - \$490pw Tenancy expires – 16 August 2024 UNIT 2 – (2 bedrooms 1 bathroom 1 Car) - \$400pw Tenancy expires – 20 August 2024 Property features include: UNIT 1 ☐ Combined lounge /dining room ☐ Laminate kitchen with overhead cupboards, stainless appliances & stone benchtops ☐ 3 Bedrooms all with built-ins ☐ Ceiling fans to all bedrooms ☐ Split system air-conditioning to the main living area and to the master bedroom ☐ TV & Phone points ☐ Vinyl timber flooring to bedrooms, Vinyl timber to living ☐ The roof over alfresco with tiles to patio ☐ Security screens to all doors ☐ Fenced ☐ Single remote panel lift garage UNIT 2 ☐ Combined lounge /dining room ☐ Laminate 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 ☐ Vinyl timber flooring to bedrooms, Vinyl timber to living ☐ The roof over alfresco with tiles to patio ☐ Security screens to all doors ☐ 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.