

8/40 Old Logan Road, Gailes, Qld 4300

Townhouse For Sale

Wednesday, 10 April 2024

8/40 Old Logan Road, Gailes, Qld 4300

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



Angela Meng

Offers above \$485,000

Built in 2016 and well maintained by the on-site manager, this beautiful three-bedroom double story townhouse encapsulates contemporary, low maintenance living, expressing a modern colour palette, masterful floorplan and abundance of natural light, the property boasts convenience with a hint of elegance. It's a great opportunity for Investors, first Home Buyers, or anyone looking to downsize. Current tenants have a lease up to November 2024. Seamlessly blended across two stories, enjoy the practicality of 3 bedrooms, two bathrooms, single remote garage plus an extra carpark at the front and open plan living. The townhouse possesses great value with low body corporate costs, sharing only one wall with the neighbour and a large grass area at the other side. Walls and carpet are still in very good condition, enjoy low maintenance living at its best. 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 Gables has its own station. There's also CCTV throughout the complex for peace of mind. This beautifully managed complex consistently achieves near 0% vacancy. The current rent for the same floor plan townhouse in this complex is \$530 pw. What a great return and stress-free addition to your portfolio. Location: Shops and public transport at the door 1km to Gables train station, golf club and more 2 mins to M2/M7&M5 (Brisbane Major Highways) 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 - DOWNSTAIRS - Good sized open plan living and dining room Split system air conditioner. Generous Kitchen with stone bench tops, stainless steel appliances, electric cooktop and oven, dishwasher, and plenty of cupboard space. Separate Laundry Powder room on the first floor Fully fenced private courtyard with covered pergola and garden Security screens throughout Single garage with remote and internal access, with an extra carpark. Main features: Air conditioning 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, separate toilet. Aircon throughout the open plan living & dining area. Generous Kitchen with stone bench tops, stainless steel appliances, electric cooktop and oven, dishwasher, and plenty of 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 an extra carpark. Body Corp Costs *\$75 per week approx, covered building insurance Rates *\$475 per Qtr. approx Water *\$240 per Qtr. approx (tenant pay for the water usage) To secure this wonderful property, call Angela on 0468 540 180 for inspection today! **DISCLAIMER:** All distances, measurements and time frames contained within this advertisement are approximate only & photos may not be current photos as to not show any of the tenant's personal belongings. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.