9A Spruce Street, Loganlea, Qld 4131
House For Sale

Tuesday, 21 November 2023

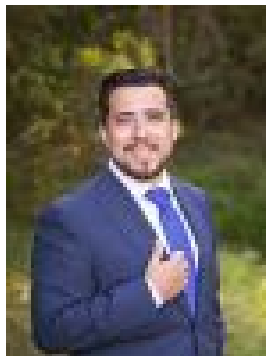**Bedrooms: 5**   **Bathrooms: 3**   **Parkings: 4**   **Area: 350 m2**   **Type: House**

REBECCA CUDERMAN
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JORDAN COOK
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$730,000+

DOUBLE THE INCOME! DOUBLE THE INCENTIVE!OFF MARKETUnit 1 Tenanted until March 2024 at $385 pwUnit 2 Tenanted until March 2024 at $350 pwModern dual key property, perfect for the astute investor. Situated in the perfect location for those looking for practicality and security, 9a Spruce St Loganlea has plenty to offer. Boasting secure tenancies and dual rental income, this property is perfect for the savvy investor.The unique design of this property offers dual access from front entry doors creating the feel of a true duplex. With an attractive rental yield ($735/week combined) with the rental appraisal being over $850pw, this property features three bedrooms, two bathrooms, and a car garage on one side, while the other side offers two bedrooms, one bathroom, and a car garage. The 3 bed unit boasts a large backyard and the 2 bed allows for low maintenance living with the front courtyard area, ensuring happy and long-term tenants!$850 per week rental appraisal Features:UNIT 1 - 3 bedrooms, all with built-in robes and ceiling fans-Master bed with en-suite and air-conditioning & WIR- Large main bathroom with shower, bath and separate toilet-Combined family and dining room with open plan to kitchen + AIR CON- Outdoor alfresco area overlooking the spacious yard Unit 2 Highlights:- 2 bedrooms, both with built-in robes and ceiling fans- Open plan living and dining with modern kitchen + AIR CON- Outdoor entertainment space- Front garden/porch area perfect for low maintenance living Ideally located close to amenities and with an impressive current rent, this property will surely be a fantastic addition to your portfolio. Dual key properties are fast to move at this price, don't miss your opportunity to make an offer - call the Rebecca Cuderman Team today!