

**38 Bayes Road, Logan Reserve, Qld 4133**



**House For Sale**

Sunday, 23 June 2024

38 Bayes Road, Logan Reserve, Qld 4133

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 420 m2**

**Type: House**



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## Offers Welcome

This chick residence, boasting a beautiful colour scheme throughout and ample space for entertainment and relaxation is the perfect place to call home, or equally a fabulous investment property! Situated in Logan Reserve's most convenient pocket this property offers the perfect blend of urban convenience and tranquillity! With its appeal to a wide range of buyers, modern amenities and highly desired locale, it won't last long in the current market! Set on a low maintenance 420 square metre plot lets you take back your weekend to spend more time with family. Already tenanted until November 2024, generating \$600 per week passive income with high tax benefits meaning this property is the ultimate investment opportunity on the market! A new appraisal has been conducted and strongly suggests this property can rent for \$610-\$620 per week. There are three carpeted guest bedrooms providing a peaceful haven to unwind and relax all with built ins. Additionally, your spacious Master Bedroom fit for a Queen or King features built in wardrobes and luxurious ensuite-bathroom. A good sized media room doubling as a separate living area/teenager retreat has the potential for a 5th bedroom! A deluxe kitchen promises an extraordinary cooking experience with its top of the range appliances, island bench with ample counter space and storage space meaning meal preparation is a breeze! You will love entertaining here with its open plan layout, seamlessly combining the living, dining, kitchen and outdoor covered patio! Split system air conditioning and modern look tiles create an inviting and contemporary atmosphere. Key Features Include: Low maintenance 420sqm block Open plan living with split system air con and modern tiles Media room for second living area/teens retreat potential for 5th bedroom Deluxe kitchen with island bench and modern appliances 4 large, carpeted bedrooms all with built-ins Master Bedroom with built-ins and ensuite-bathroom

What's Nearby 38 Bayes Road? 2 min drive to the BRAND NEW Logan Reserve Shopping Village 4 min drive to Marsden SS (catchment) 5 min drive to Marsden SHS - QLD's #1 Public School (catchment) 6 min drive to Crestmead Central 9 min drive to Logan Village Marketplace 13 min drive to Grand Plaza

Why Invest in Logan Reserve? Logan Reserve, a revamped and rapidly growing area in Logan QLD ensures residents an easy and carefree lifestyle. Prestigious schools and substantial shopping centres providing an array of retail, medical and leisure facilities a stone's throw away await you. Not to forget, major arterial roads for convenient commutes or weekend adventures! This neighbourhood is convenient for everyone. With low-maintenance blocks, new facilities, leafy streets and lovely neighbours, you can see why the area is so popular and in demand! Sun-drenched and spacious, this one has to be at the top of your 'must inspect' list! Don't let this one slip away - contact The Jett Jones Team TODAY!

Disclaimer: The seller, real estate agency, and its representatives make no guarantees, warranties, or representations regarding the accuracy or completeness of the information provided in this advertisement. Any reliance on the information herein is at the buyer's own risk.