

1/17 Monash Road, Loganlea, QLD, 4131



Townhouse For Sale

Friday, 16 August 2024

1/17 Monash Road, Loganlea, QLD, 4131

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Townhouse

Owner Relocates | Must Be Sold!

Presenting extraordinary investment potential, convenient access to amenities, and a prime location in a small complex, this exceptional townhouse offers an unrivalled opportunity in one of Logan's fastest-growing suburbs. Part of the 8-residence community at 17 Monash Road, the open-plan design provides a versatile space for all your property endeavours.

This townhouse includes a secured two-way garage for enhanced security. Inside, the flowing interiors feature an open plan living and dining area. The functional kitchen features a built-in laundry for convenience. Adjacent to the kitchen, you'll find a light-filled, low-maintenance alfresco area perfect for entertaining. Ascend to the second level, where two spacious bedrooms and a conveniently located renovated bathroom with a separate toilet are privately situated.

Located in the prestigious "MONASH GREENS" complex, residents enjoy a proactive body corporate and a low-maintenance lifestyle. Ample communal visitor parking is available at the entrance, and the secluded complex ensures privacy and security.

A stone's throw from the two shopping precincts, cafes, parkland, public transport and schools, this outstanding townhouse offers but is not limited to:

- 162sqm townhouse in Loganlea.
- Functional, open layout with indoor and outdoor entertaining options.
- 2 bedrooms, 1.5-bathroom, room for a study and laundry.
- Master bedroom with air conditioning, ceiling fan and built in wardrobe.
- Hardwood look flooring downstairs.
- Tiled kitchen and bathroom.
- Bedrooms carpeted.
- Functional kitchen with plenty of storage solutions.
- Split system air conditioning in master and guest bedroom.
- Secured lock-up garage space.
- Carpets recently replaced.
- New paint throughout.
- Walk to the bus stop, shopping centre, parks, and cafes.
- Short drive into Brisbane CBD.

INVESTORS CORNER:

Vacant possession

Body Corporate: \$TBA

Council Rates: \$950 p/q

Rental Appraisal: \$410 - \$460 per week

Build Year: 1992

Specified Settlement Date: 1st of November 2024

LOCATION PROXIMITIES:

50m to Loganlea Childcare Centre

100m to Duchess Park

300m to Marsden Shopping Precinct featuring a pub, restaurants, shops and medical amenities.

500m to Magellan Park

950m to IGA Loganlea

1.2km to Meadowbrook Shopping Precinct featuring restaurants, shops and medical amenities.

2.1km to Logan Hospital

25 minutes to Brisbane CBD

50 minutes to Gold Coast

To obtain further information or for further enquiries, please contact Michael Auton on 0490 454 784 as this townhouse must be sold.

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