

JAYSON EDWARDS @realty

SOLD**MASSIVE APPEAL, MINI MORTGAGE!**

Forget the mega mansions, this one is truly the way home with mortgage repayments well under most rental prices* right now! Start or extend your portfolio with a great tenant in place happy to stay on or perhaps make it your own and begin your property ownership journey at a very affordable level.

PROPERTY HALLMARKS:

- 2 spacious bedrooms, master with A/C and both with modern ceiling fans
- Main bathroom with separate bath and shower and separate toilet
- 1 remote garage and 1 car park in front of garage; extra toilet/powder room and laundry at rear
- Paved courtyard - approx. 25 sqm with cloth shade sail
- Large open living and dining space with air conditioning and cathedral ceilings (approx. 5.1m)
- Full size kitchen with dishwasher and as-new oven; plenty of storage space and room to mount more cupboards if required
- As new hot water system (replaced late 2021)
- Current rental \$270 per week but market rent circa \$300-\$330 per week
- Low body corp of approx. \$500 per quarter
- Council rates and water are approx. \$950 per quarter combined
- Small complex of 12; quiet and family friendly feel

LOCATION AND INFRASTRUCTURE:

- 2 minutes to Pacific motorway (M1)
- 2 minutes to Eagleby Shopping Plaza
- 3 minutes to Eagle Tavern
- 4 minutes to Distillery Road Market
- 10 minutes to Hyperdome Shopping Centre & Busway Interchange
- 11 minutes to IKEA Logan and surrounding retail
- 16 minutes to Gold Coast Theme Parks
- 26 minutes to Brisbane CBD
- 30 minutes to Brisbane Airport
- 35 minutes to Gold Coast Beaches

Marketing Agent, Jayson Edwards says "don't judge a book by its cover - this is exactly the piece of real estate I wish I had bought when I was starting out. Get out of the rental game and into your own place to make some serious progress in a tough buying market. For the investors - I

2 BED | 1 BATH | 1 CAR

PRICE:
\$285,500

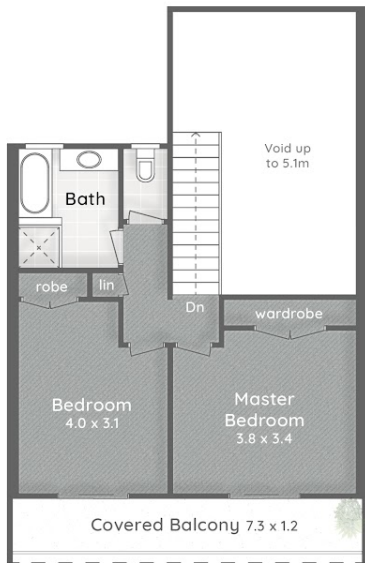
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N/A



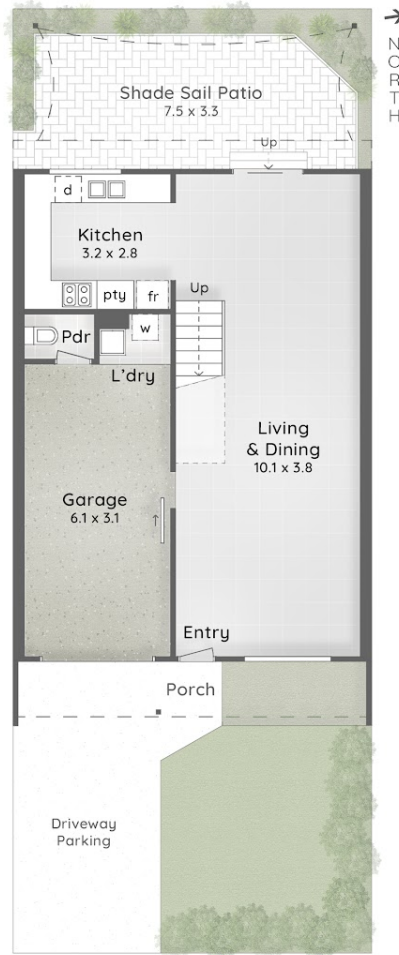
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:: FLOOR PLAN
First Floor



:: FLOOR PLAN & SITE PLAN
Ground Floor

5/178 Logan Street
EAGLEBY

2 Bed

1 Bath + Powder

1 Car + Off-Street

Internal 115m²
External Areas 43m²
Total 158m²

pdc.
space brought to life

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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.