

12 ALMANDIN STREET LOGAN RESERVE



## FOR SALE

### YOUR IDEAL INVESTMENT OR FAMILY HOME IN THE HEART OF LOGAN RESERVE.

Price Guide: \$680,000 - \$710,000

Property Size: 114m<sup>2</sup>

Land Size: 300m<sup>2</sup>

Year Built: 2018

Features You'll Love:

4 Spacious Bedrooms

2 Modern Bathrooms

1 spacious Lock-Up Garage with laundry

Open plan living and dining area, designed for effortless entertaining.

Contemporary kitchen with ample storage and quality appliances.

Low maintenance 300m<sup>2</sup> block, perfect for busy lifestyles.

Tenancy Information:

Currently Tenanted: Until 12/08/2025

Rental Income: \$550 per week with long term tenant. Rental estimate in today's market \$570

Council & Water Rates: Approx. \$4300 per annum

Why Logan Reserve?

Logan Reserve is strategically located between Brisbane and the Gold Coast, with:

Easy access to major highways like the Logan Motorway and Pacific Motorway.

Public transport options, including nearby train stations and bus services.

Don't miss out on this incredible opportunity! Whether you're looking for a solid investment or a comfortable family home.

4 BED | 2 BATH | 1 CAR

PRICE:

ALL BUYERS \$680,000 - \$710,000

OPEN FOR INSPECTION:

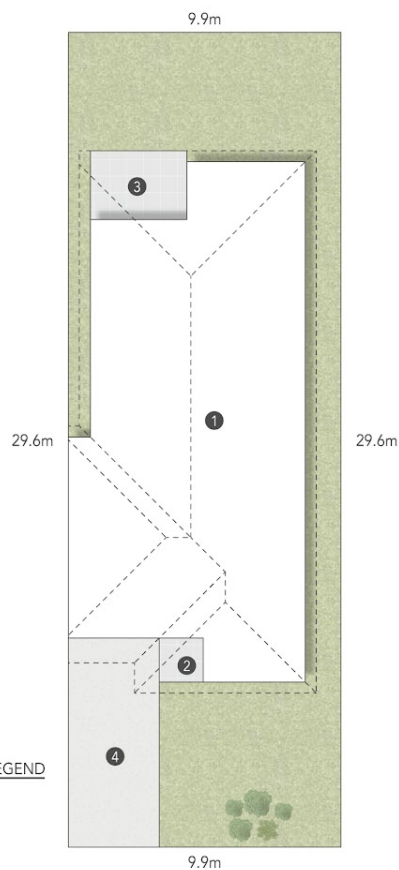
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**SITE PLAN LEGEND**

- 1. Residence
- 2. Porch
- 3. Patio
- 4. Driveway

**12 Almandin Street  
LOGAN RESERVE**

300 m<sup>2</sup>

4 Bed

2 Bath

1 Car

Internal: 140 m<sup>2</sup>

External: 11 m<sup>2</sup>

**Total: 151 m<sup>2</sup>**

This is not a legal document. All measurements and images are for illustrative purposes only. Floor plans are intended to give a general indication of the proposed layout only and should only be used as such by any prospective buyer

imagescollab.

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.