23 BAYES RD, LOGAN RESERVE, QLD, 4133









SOLD

STUNNING FAMILY HOME IN LOGAN RESERVE OFFER 4 BED/2 BATH/2 LIVING AND DOUBLE GARAGE!

Step into country living without sacrificing modern convenience at this impressive 4-bedroom family home on Bayes Road. Nestled on a generous 436 square metre block in the sought-after rural residential enclave of Logan Reserve, this 191 square metre residence offers the perfect blend of space, comfort and tranquillity that growing families crave.

The thoughtfully designed layout features four generous bedrooms including a master suite with ensuite, providing private retreat spaces for every family member. With two full bathrooms servicing the home, morning routines become effortless even with a bustling household. The open-plan living areas create seamless flow throughout the home, perfect for both daily family life and entertaining guests.

Step outside to discover your own private oasis where the fully fenced yard ensures children and pets can play safely. The outdoor entertaining spaces are a true highlight, featuring:
• Expansive deck perfect for alfresco dining and weekend barbecues
• Private courtyard offering intimate spaces for morning coffee or evening relaxation
• Secure parking with remote garage access for ultimate convenience

Logan Reserve's unique character shines through its rich agricultural heritage and diverse community atmosphere. Originally established in 1862 as part of the Logan Agricultural Reserve, this suburb has evolved into a coveted rural residential haven where acreage-style living meets suburban convenience. The area attracts families seeking larger blocks and a more relaxed lifestyle while remaining well-connected to urban amenities.

Education needs are well catered for with Logan Reserve State School providing quality primary education right within the suburb. The school's special education program and strong community focus make it an attractive option for local families. For secondary education, nearby Marsden State High School in Waterford West offers excellent opportunities.

The multicultural community adds vibrancy to daily life, with residents hailing from diverse backgrounds including Australia, New Zealand, India, Afghanistan, and the Philippines. This

4 BED | 2 BATH | 2 CAR

PRICE:
$1,000,000

OPEN FOR INSPECTION:
N/A



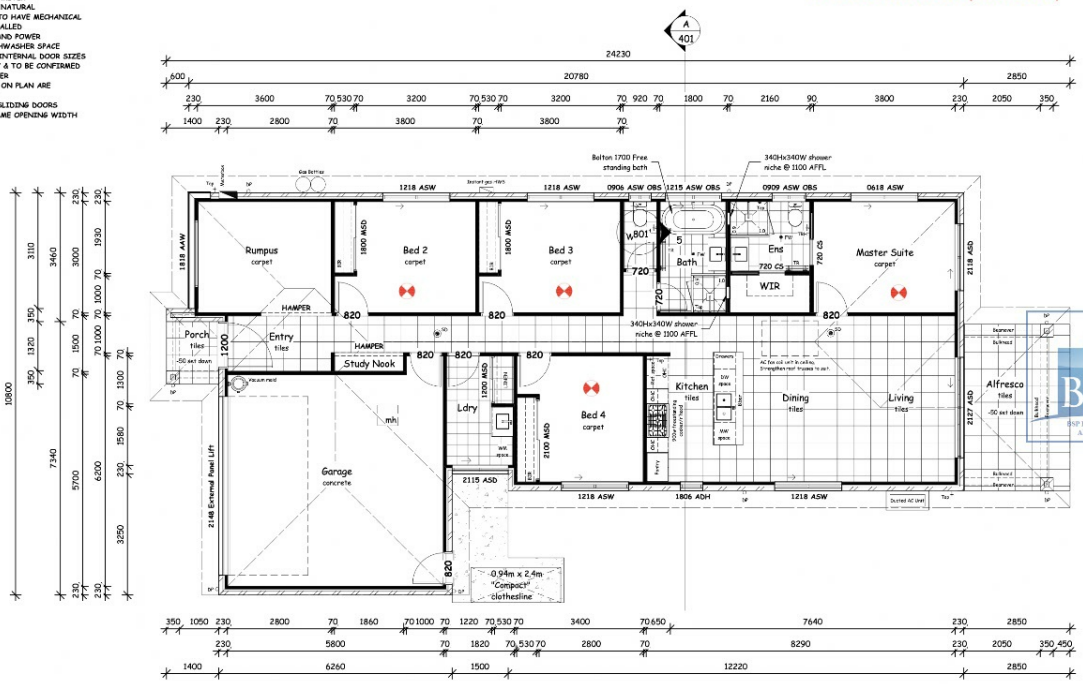
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NOTES :
- FINAL POSITIONS OF DOWNPIPES, METERBOX, TAPS, AC ODU, WATERTANK, GAS BOTTLES AND HOT WATER SYSTEM, MAY DIFFER TO PLAN DUE TO SITE CONDITIONS.
- LIFT OFF HINGES TO WC DOOR
- SARKING & INSULATION TO EXTERNAL WALLS
- INSULATION TO CEILINGS
- ALL SHOWER ROSES TO BE AAA RATED
- WATER PRESSURE LIMITED TO 500 KPA AT THE METER
- ROOMS WITH NO NATURAL VENTILATION ARE TO HAVE MECHANICAL VENTILATION INSTALLED
- PROVIDE WATER AND POWER PROVISION TO DISHWASHER SPACE
- WINDOW, SGD & INTERNAL DOOR SIZES ARE NOMINAL ONLY & TO BE CONFIRMED WITH MANUFACTURER
- ALL DIMENSIONS ON PLAN ARE FRAME SIZES UNO
- ALL ROBE/LINEN SLIDING DOORS ARE SHOWN AS FRAME OPENING WIDTH

Area Schedule		
Name	Area	Squares
Living	142.46 m²	15.33
Garage	37.01 m²	3.98
Alfresco	10.73 m²	1.15
Porch	2.34 m²	0.25
Grand total	192.53 m²	20.72

Concrete Schedule	
Name	Material
alfresco	plain grey concrete slab
clothesline	exposed aggregate concrete slab
driveway	exposed aggregate concrete slab
porch	plain grey concrete slab

Smoke Alarm to be hard wired
Installed to AS 3786 (Smoke Alarm)



BUILDING PERMIT
THIS DOCUMENT FORMS PART OF BUILDING PERMIT NO:
20179000
BSP BRISBANE PTY LTD
ABN 16 85[illegible]
BART ANDREWS – A81046
PRIVATE BUILDING SURVEYOR

Floor Plan

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.

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