



# SOLD

## PRIME INVESTMENT IN SECURE LOGANDALE ESTATE – RESORT-STYLE LIVING

Here is a fantastic opportunity to secure a low-maintenance, single-level villa in the highly sought-after and secure Logandale Estate. Whether you're a savvy investor looking for solid returns or planning ahead for your future home, this property delivers on every front.

### Investor Snapshot & Financials:

Rental Income: Currently tenanted at a solid \$520 per week until August 2026.

Body Corporate: Approx. \$1,200 per quarter (includes front lawn maintenance and access to resort amenities).

Council Rates: Approx. \$900 per quarter.

Growth Potential: With the upcoming Coomera Connector set to unlock even more potential in the area, Cornubia is perfectly positioned for future capital growth.

### The Home:

Cleverly designed to maximize space and natural light, the open-plan living and dining area features sleek timber floorboards and air conditioning. This space flows seamlessly out to a picturesque front courtyard. Benefiting from direct street frontage, this private, grassed area is perfect for gardening enthusiasts or giving the kids room to stretch their legs—and the best part? The lawn is mowed by the body corporate.

Both generously sized bedrooms come with built-in robes and ceiling fans, with the master enjoying its own air conditioning and a bright, private entrance overlooking the garden. The well-thought-out kitchen offers plenty of bench space and a dishwasher, while the clever two-way bathroom includes the convenience of two toilets.

### The Lifestyle:

Living in Logandale means peace of mind with excellent safety and security, plus exclusive access to resort-style amenities including a sparkling swimming pool, tennis court, and community entertainment areas. You're just a short, scenic stroll to the local golf course,

2 BED | 1 BATH | 2 CAR

PRICE:  
\$715,000

OPEN FOR INSPECTION:  
N/A



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16/24 Gleneagles Ave,  
Cornubia

-  2 Bedrooms
-  1 Bathroom + Water Closet
-  1 Car Space + Guest Parking

### Area Summary

Internal: 90m<sup>2</sup>  
Total: 90m<sup>2</sup>

Land Area: 191m<sup>2</sup>

### Site Plan Legend

- 1. Porch
- 2. Driveway
- 3. Patio
- 4. Hot Water Tank



Whilst every effort has been made to ensure the accuracy of this floor plan, all measurements of doors, windows, rooms and other items are approximate. No responsibility is accepted for any error, omission or misstatement.

This plan is provided for illustrative purposes only and should be used as such by prospective purchasers.

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Floor & Site 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.