




30/40 Old Logan Rd, Gables, QLD 4300

Sold - 17/05/2022

Townhouse 3  2  1 



## Nest or Invest! Picture Perfect Townhouse in Gables

Built in 2016, this beautifully maintained townhouse is situated in a quiet and leafy complex in Gables and represents excellent value to home owner and Investors alike! Currently leased to excellent tenants who keep the property as if it is there own, paying \$350 p/w until August this year, with a current rental appraisal of \*\$390 per week.

### Open for Inspection

By Appointment.

With a \*142m2 of under roof space the open plan layout includes air conditioned living and dining downstairs, and 3 built in bedrooms and two bathrooms upstairs. There is an internal laundry, and 3rd W/C downstairs, as well as a lockup garage and a private rear patio in the fenced rear yard. Perfectly located with convenient access to major highways, only 1km from the Gables train station, golf club and more, the complex also has a number of shared services on offer including a small Gym, and green space.

### FEATURES AT A GLANCE:

Currently rented to Excellent tenants for \$350 p/w until August 2022, with the current rent appraisal set at \*\$390 per week.

3 Bedrooms, complete with ceiling fans and BIR.

Master bedroom offers access to the front patio and is complete with a stylish modern ensuite.

Modern kitchen is complete with stone bench-tops, overhead Storage and electric cook-top.

Light and airy air-conditioned living and dining area with direct access to private covered patio.

Built in study nook / desk.

Internal laundry and 3rd toilet downstairs.

Modern bathroom with shower over bath.

Single Lock-up garage with automatic roller door.

Fenced rear yard.

Security screens throughout.

Built in linen storage, and additional storage built in under the stairs.

Access to shared facilities including visitor car-parks, a Gym and more.

NBN ready.

Built in 2016, nice, modern and in excellent condition.

### Listed By

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