

Barkala Avenue, Meadowbrook Grove Estate, LOGANLEA, 4131



🏠 4 Bed, 🚿 3 Bath, 🚗 2 Garage, Dual Dwelling

Dual Contract

The **Dual Dwelling** provides the investor with two rents instead of one, which means that the property would normally be positively geared. Our dual dwelling house and land packages are fully council approved. A fire rated dividing wall separates the living areas, and the extra soundproofing ensures the occupant's privacy.

When viewed from the road this home appears to be a quality standard residential dwelling. It's when you look at the floor plan that the dual living design becomes apparent. What appears to be one dwelling is actually two dwellings. There are minimal outgoings with only one set of rates and no body corporate fees.

Benefits:

- For investors, the two rents ensure that your cashflow is positive.
- For the owner occupier, the added dwelling brings in that extra income or provides a home for other family members.

Meadowbrook Grove Estate is within walking distance of the Loganlea Major Train Station, with express trains to Brisbane CBD, Airport and Gold Coast. Bus stops even closer. Driving only takes 25 minutes to Brisbane CBD or 45 minutes to the Gold Coast, with the M1 and Logan Motorway quickly accessible.

Health is paramount, and within walking distance are multiple medical centres, specialist clinics and Logan Hospital.

Moreover, to keep in good shape is simple. Nearby are:

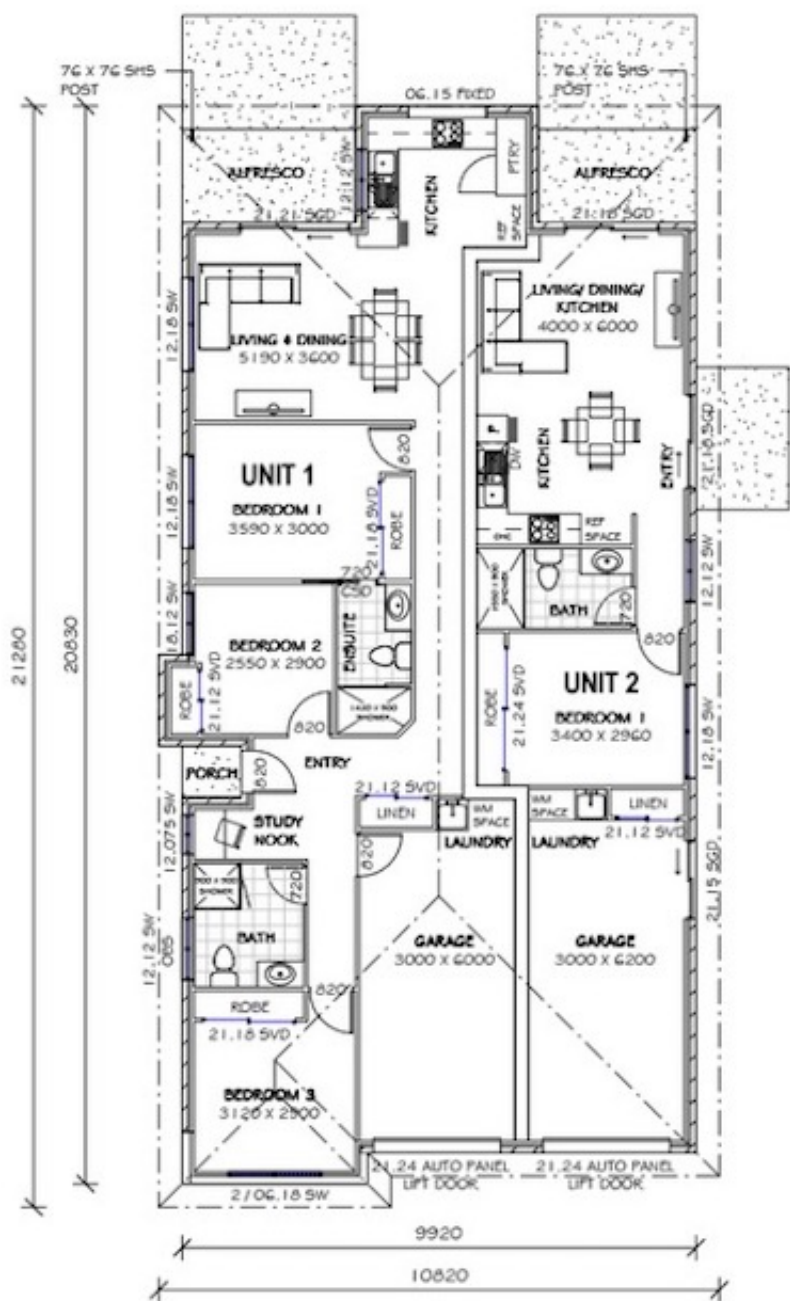
- Great Local Parks
- Gyms and Fitness Centres
- Gould Adams Park and Aquatic Centre

Inclusions:

- Brick veneer construction
- 6 star energy efficiency
- Turf & 12sqm landscape gardens
- Fully fenced

- Concreted driveways, paths & patios
- Split a/c to both units with remote controls
- Lever door handles throughout
- Fully painted with Taubmans quality paints
- Stainless steel Euromaid appliances
- Clothesline, tv antenna & letterbox
- Carpet & tiles throughout
- Vertical blinds to all windows
- Fly screens & window locks
- Security screen to external doors
- Fan light to bedrooms
- Garage remote controls
- Upgraded facade to render & cladding

Property ID: 23722
PRICE: \$513,000
Land Reg: November 2017
External Area: 350m²
Internal Area: 199.71m²
Rent p/w Unfurnished: \$600
Council Rates p/y: \$1,800 - \$2,000
Land Price: \$235,000
Build Price: \$278,000
Holding Deposit: \$1,000
Code: 185



Inclusions

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- * **Brick veneer construction**
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- * **Fully fenced**
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- * **Split to both units with remote controls**
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