



**SOLD**

LJ Hooker Beenleigh



## Bethania, 15/8 Page Street

ATTENTION INVESTORS : +% GROSS RETURN

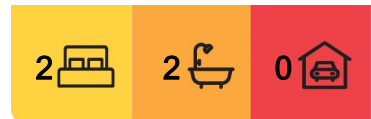
This is the investment property buyers dream of!

It has dual incomes streams for one purchase price.

Long term separate tenancies in place. It is uniquely located within a pensioner rental village in a quiet street with an onsite resident manager and communal areas. Small complex of 32 furnished (partly) units set in landscaped gardens. And only a short walk to the train station and local shops.

This property really is a "set and forget" and let your retirement fund grow.

- \* On-site undercover parking
- \* Both units are lowset
- \* Ceiling fans + Reverse cycle air conditioning in both units - year round climate control



**For Sale**  
Offers Over \$159,000

**View**  
[ljhooker.com.au/1WFHGRF](http://ljhooker.com.au/1WFHGRF)

**Contact**  
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**LJ Hooker Beenleigh**  
**(07) 3807 7900**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

- \* Combined lounge dining areas
- \* Blinds and curtains throughout
- \* Vinyl floor in kitchen area
- \* All bedrooms carpeted
- \* Security screens
- \* Resident manager
- \* Quick access to bus stop & Train Station
- \* Parklands and town pool also in walking distance

The costs involved are:

- 2 units on one title means the one purchase price and outgoings are a combined cost.
- Body Corporate Fees - \$2,625 approx. per 1/4
- Logan City Council Rates including water \$1,075 approx. per per 1/4

Property size is 68 m2 and built in 2002

Income:

Both units combined - \$25,480 approx. annual income (weekly \$245 per unit)

Leases - both properties are on fixed leases

These properties certainly make sense as well as \$\$\$, the return will be much better than the interest the bank is offering for you money at present.

Short drive to Logan Hospital. Only a 30 minute drive south of Brisbane and 30 minutes north of the Gold Coast.

With only one thing left to do...that is...beat the crowds!!!

## More About this Property

<b>Property ID</b>	1WFHGRF
<b>Property Type</b>	Unit
<b>House Size</b>	68 m2
<b>Land Area</b>	68 m2
<b>Including</b>	Toilets (2) Built-in-Robes Secure Parking Fully Fenced

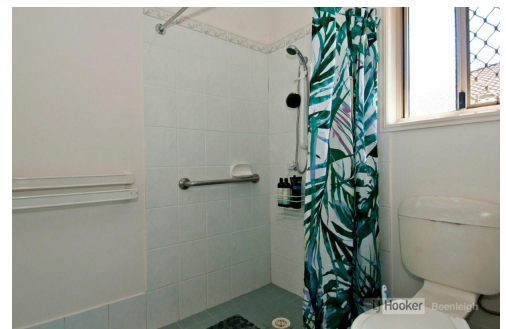
**Adam Randell 0409 692 338**

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