



## Bethania, 21 & 24/8 Page Street

2 UNITS ON 1 TITLE - ONE PURCHASE PRICE



This is the investment property buyers dream of, with a dual income stream for one purchase price! Long term tenancies in place.

**For Sale**  
Offers Over \$149,000

It is located within a pensioner village in a quiet street with an onsite resident manager and communal areas. Small complex of 32 furnished units. 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.

**View**  
[ljhooker.com.au/1UG4GRF](http://ljhooker.com.au/1UG4GRF)

- \* On-site undercover parking
- \* Both units are lowset
- \* Ceiling fans + Reverse cycle air conditioning (in one unit) - year round climate control
- \* Combined lounge dining areas
- \* Blinds and curtains throughout
- \* Vinyl floor in kitchen area

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**LJ Hooker Beenleigh**  
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**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.

- \* All bedrooms carpeted
- \* Security screens
- \* Resident manager
- \* Quick access to bus stop & Train Station
- \* Landscaped gardens
- \* Parklands and town pool also in walking distance

The costs involved are:

- 2 units on one title means the outgoings are a combined cost.
- Body Corporate Fees - \$10,500 approx per year
- Logan City Council Rates including water \$4300 approx per year
- Property size is 68 m2 and built in 2002

Income:

- Both units combined estimate - \$25,480 per yr (\$490 per week)
- Leases - both properties are on fixed leases

These properties certainly make sense as well as \$\$\$, where else can you get a % return like this?

Short drive to Logan Hospital. 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>	1UG4GRF
<b>Property Type</b>	Unit
<b>Land Area</b>	70 m <sup>2</sup>
<b>Including</b>	Air Conditioning Toilets (2) Built-in-Robes

**Adam Randell 0409 692 338**

Sales Consultant | adam.randell@ljhbeenleigh.com.au

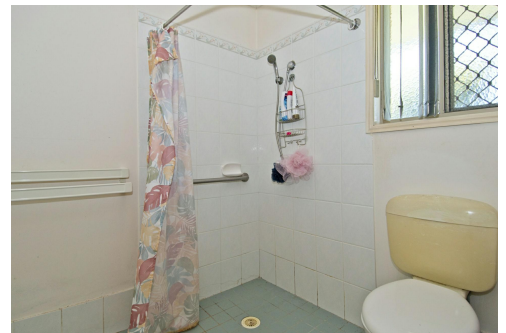
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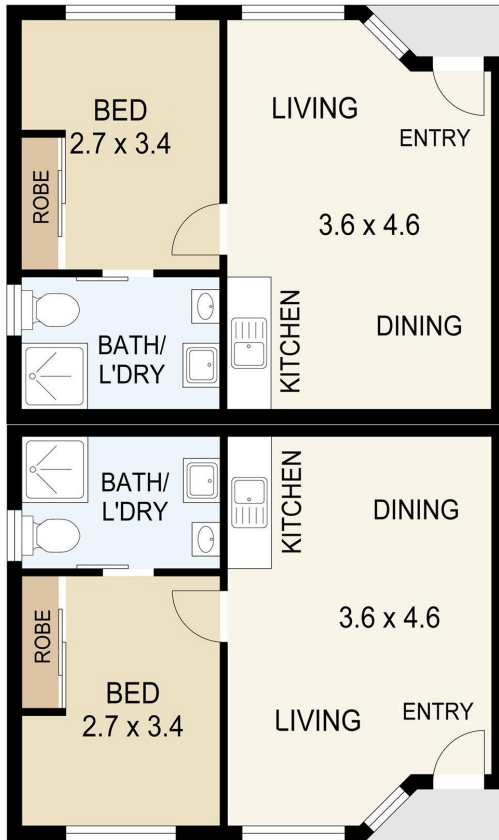
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0m 1m 2m

SCALE UNIT IS IN METRES

All measurements are approximate and for illustration purposes only. It should not be considered 100% accurate. Interested parties should rely on their own enquiries.