



21 & 24/8 Page Street, Bethania

## **\*\*TWO INCOME- PRODUCING UNITS ON ONE TITLE\*\***

A rare opportunity awaits the astute investor - two self-contained units on a single title, delivering an effortless dual-income stream with long-standing tenancies already in place. This is the ultimate "set and forget" investment, positioned to strengthen your portfolio and support long-term wealth creation.

Nestled within a well-maintained pensioner village, this boutique complex of just 32 furnished units offers peaceful living, landscaped grounds, and the convenience of an onsite resident manager. Ideally situated in a quiet street, residents enjoy easy access to essential amenities, with the train station, local shops, parklands, and the town pool all within walking distance.

- **\*\*please note that these units are for investment purchasers only, they are not suited to owner occupiers.**

### Property Features:

- site undercover parking
- Both units are low-set for ease of access
- Ceiling fans throughout + reverse-cycle air conditioning in one unit
- Open-plan lounge and dining areas

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.

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### FOR SALE

Please Call

### AGENTS

Adam Randell  
0409 692 338  
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### AGENCY

LJ Hooker Beenleigh  
(07) 3807 7900



- Blinds and curtains fitted throughout
- Vinyl flooring to kitchen areas
- Carpeted bedrooms
- Security screens
- Landscaped communal gardens
- Resident manager for peace of mind
- Easy access to bus and train transport

Outgoings:

- Two units on one title - combined outgoings
- Body Corporate: approx. \$11,600 per annum
- " Logan City Council rates (incl. water): approx. \$5,300 per annum
- " Total property size: 68m<sup>2</sup> (built 2002)

Income:

- Current combined rental return: \$28,600 per annum (\$550 per week)
- Both units currently secured on fixed-term leases

With impressive returns and minimal maintenance requirements, opportunities of this calibre are increasingly hard to find. Located just a short drive to Logan Hospital, and only 30 minutes to both Brisbane CBD and the Gold Coast, this address offers exceptional long-term demand.

With Only One Thing Left To Do... That Is Beat The Crowds!!!

**MORE DETAILS**

Property ID	1X5CGRF
Property Type	Unit
Land Area	70 m2
Including	Air Conditioning Toilets (2) Built-in-Robes

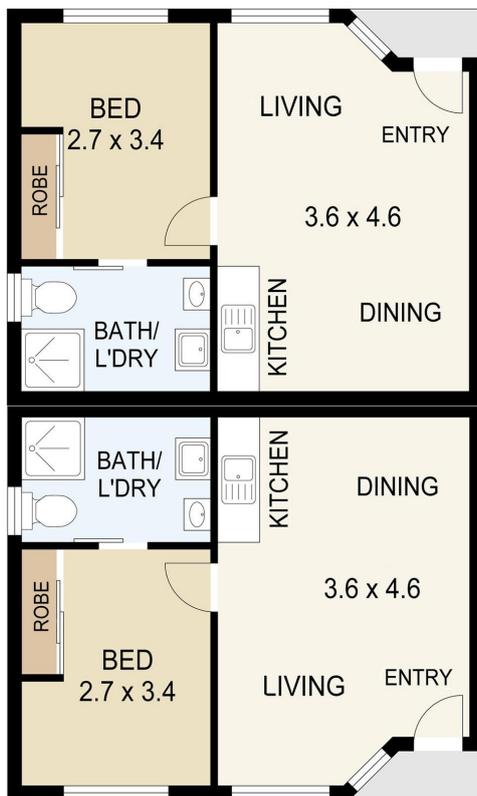
**Adam Randell 0409 692 338**

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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.