

## Logan Central, 8/31 Ewing Road

Prime Investment: Charming Villa with Steady Income and Ideal Location

Whether you're a seasoned investor looking to add to your portfolio or making your first dive into the property market as an owner buyer, make a splash with this fabulous lowset brick villa inside a quiet 9-unit complex from which you can walk to a trio of shopping centres, local schools, parks, and the train station to the city/coast. Tenanted for a sweet \$360/week, it features bespoke, timber-lined cathedral ceilings in its air-conditioned lounge/dining room, a large kitchen with ample storage, two carpeted bedrooms with BIRs, a shared bathroom, a single carport and a private, green-filled backyard.

Highlights:



**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.

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**For Sale**

Please Call

**View**

[ljhooker.com.au/BIPJF4R](http://ljhooker.com.au/BIPJF4R)

**Contact**

**Pragya Ojha**

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**LJ Hooker Property Partners**  
**07 3344 0288**

- Value-for-money first home or investment acquisition
- Currently tenanted until January 2025 at \$360/week
- Walk to several Woodridge shopping hubs, the train station, local state primary/high schools and playgrounds/dog-friendly parks
- Light-filled open-plan layout with a big cook's kitchen overlooking a combined lounge/dining area with soaring cathedral ceilings, lined with timber
- All-season split-system A/C to the living areas
- Two generous bedrooms with BIRs and shared use of a spacious bathroom with shower, vanity and toilet
- Covered rear patio for enjoying a cuppa overlooking a private courtyard with established garden beds and lawn

Woolies, Coles, and Kmart are among the big-brand supermarket and retail stores just a stone's throw from your front door. Likewise, you can walk to the train station, local schooling for toddlers and teens, and child and dog-friendly open green spaces – all in under 10 minutes!

- 500 m to Station Shopping Centre
- 600 m to Woodridge train station
- 700 m to Woodridge State School
- 1 km to Ewing Dog Park and Playground
- 1.1 km to Woodridge State High School
- 1 km to Logan Central Plaza (Coles, Kmart)
- 1.4 km to Logan City Centre (Woolies)
- 23 km to Brisbane CBD

With only 9 units in this entire complex, rest assured this property offers a quiet life for its residents.

Inside, easy-sweep floating timber floors span the airy lounge and dining room which can be cool or cosy as you please with the split-system A/C. The timber-lined cathedral ceilings high above rest behind sturdy support beams and their rich hue contrasts nicely against the mix of exposed brick and white-washed walls.

The adjacent kitchen has a good amount of bench real estate and loads of storage above and below. The cooker and oven are electric and the sink has two basins and a handy draining board.

Both bedrooms are carpeted with BIRs and share the use of a well-sized main bathroom.

Off the living area is a sweet, covered patio overlooking a fenced courtyard which has some well-established greenery and a manageable amount of lawn. Elsewhere, there's cover for one vehicle under the single carport.

We're also pleased to announce that this villa is in the process of transitioning to a new body corporate organisation, promising enhanced management and services for residents.



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Pump up your portfolio with an easy-care property that's already happily tenanted or secure this for your enjoyment soon or further down the track. Contact Pragya Ojha today to find out more.

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## More About this Property

Property ID	B1PJF4R
Property Type	Villa
Including	Air Conditioning Toilets (1) Courtyard Secure Parking Solar Panels

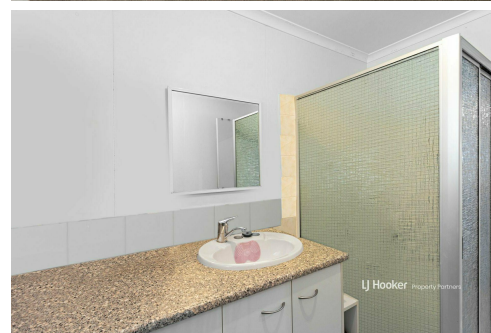
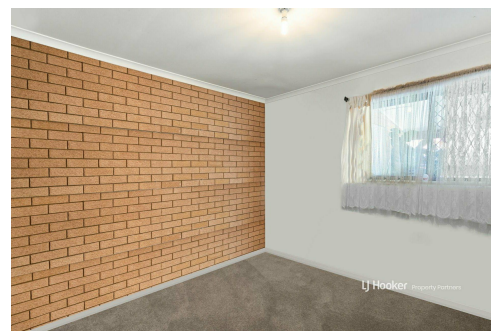
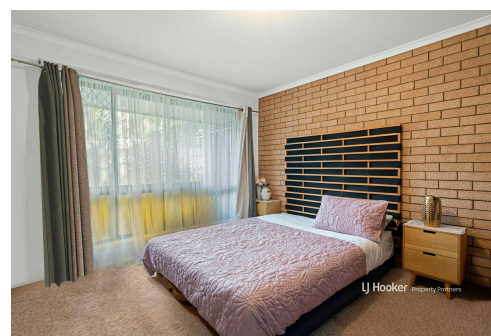
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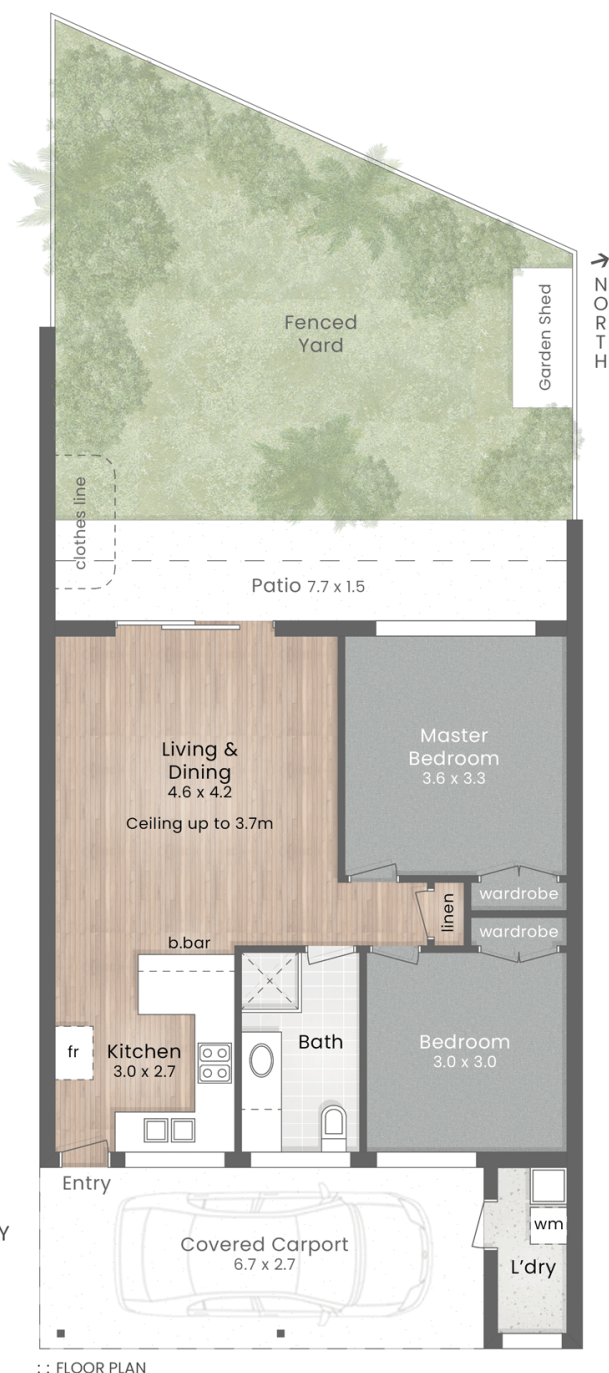
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8/31 Ewing Road  
LOGAN CENTRAL

2 Bed

1 Bath

1 Car

Internal 68m<sup>2</sup>  
Patio & Carport 30m<sup>2</sup>  
Total 98m<sup>2</sup>  
Fenced Yard 45m<sup>2</sup>

**pdc.**

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