

## Loganlea, 1 & 2/22A Monash Road

### Double delight: invest in a pair of near-new duplexes

If you like business to be simple as well as lucrative, then you'll be pressed to find a smarter place to invest than in these 2 modern duplexes, lowset, on one title and low maintenance, but not short on style or space.

#### Highlights:

- Duplex 1: 3 beds with BIRs, 2 bathrooms, single garage with auto entry - leased till Mar 2025
- Duplex 2: 2 beds with BIRs, 1-bathroom, single garage with auto entry - leased till Aug 2025
- Both with alfresco entertaining areas, fenced grassy yards, all the mod cons in swish kitchens
- Top location: 75m walk to city-bus, 5 min drive to Marsden Park, zoned state schools
- Motivated sellers keen to wrap this deal up before the festive season hits



**For Sale**  
Please Call

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[ljhooker.com.au/B2JDF4R](http://ljhooker.com.au/B2JDF4R)

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

A dramatic black and white colour theme pervades across both these homes, with durable dark carpet in the bedrooms, a mix of the two hues in the all-electric kitchens across stone bench tops and slick cabinetry, and the bathrooms too, across floor and wall tiles as well as floating vanity units.

Duplex 1 is the larger, offering a linear lay-out where the 3 bedrooms and a self-contained family bathroom with tub and shower, branch of a hallway that flows into a big living area beside a kitchen sparkling with stainless steel appliances, including a dishwasher. Like the lounge, the master has a split-system A/C unit, along with a walk-in robe and elegant ensuite with a shower.

Duplex 2 positions its 2 carpeted bedrooms either side of a central combined kitchen/living area. The space-savvy bathroom has 2-way entry - off the living room and directly from the bedroom that also scores A/C.

Each duplex offers outdoor alfresco entertaining space in the form of covered patios off the living room, spilling onto lush lawns within fenced yards. They also each have a lock-up single garage with storage and laundry facilities at the rear.

Both currently tenanted, these brand-new beauties have their latest rental appraisals coming in at around \$450 for the 3 bedroom and \$430 for the 2. The dollars reflect the quality of the properties and their proximity to every amenity with city-bound buses and an ELC only a short walk from the front door, 10 on foot to an off-leash dog park and the IGA at The Palms, a short drive getting you most other places: Loganlea train station (4 minutes), Marsden Park, Logan Hospital, Kingston State School & Loganlea State High (5), Griffith Uni's Logan Campus (8) - with the Logan Motorway merge only 950m.

Buy here and invest with confidence.

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## More About this Property

<b>Property ID</b>	B2JDF4R
<b>Property Type</b>	DuplexSemi-detached
<b>Land Area</b>	663 m <sup>2</sup>
<b>Including</b>	Air Conditioning Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage Water Tank

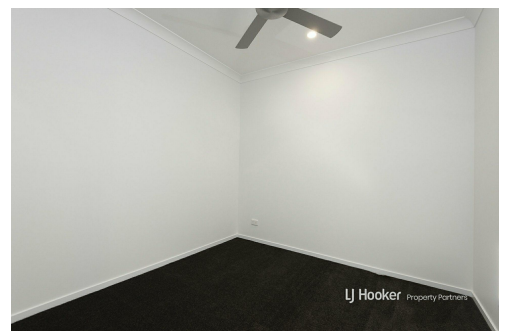
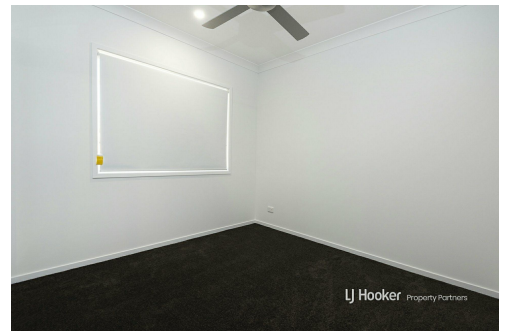
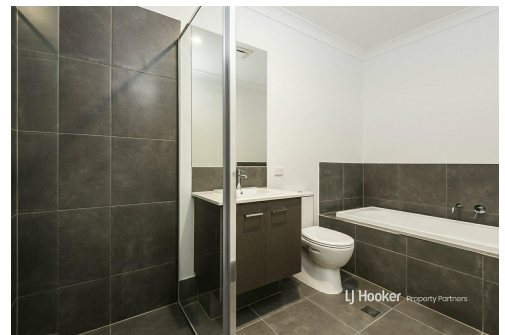
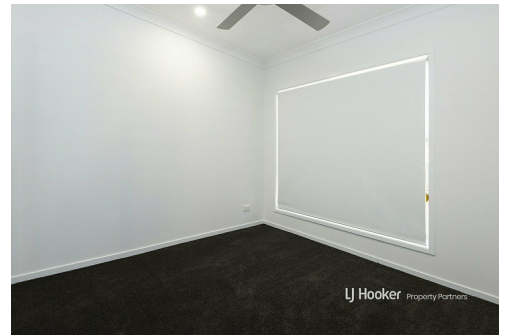
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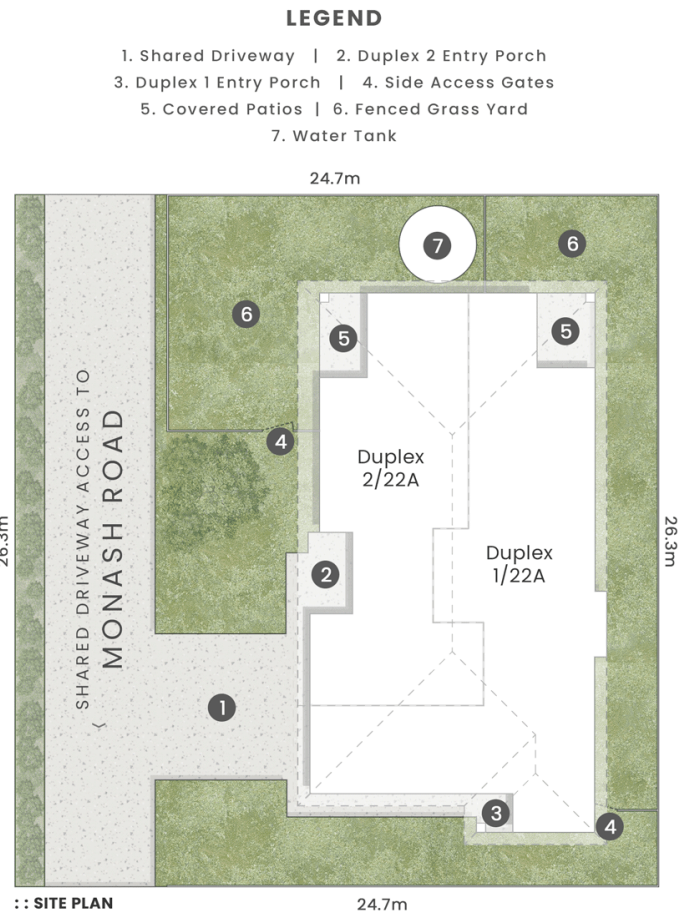
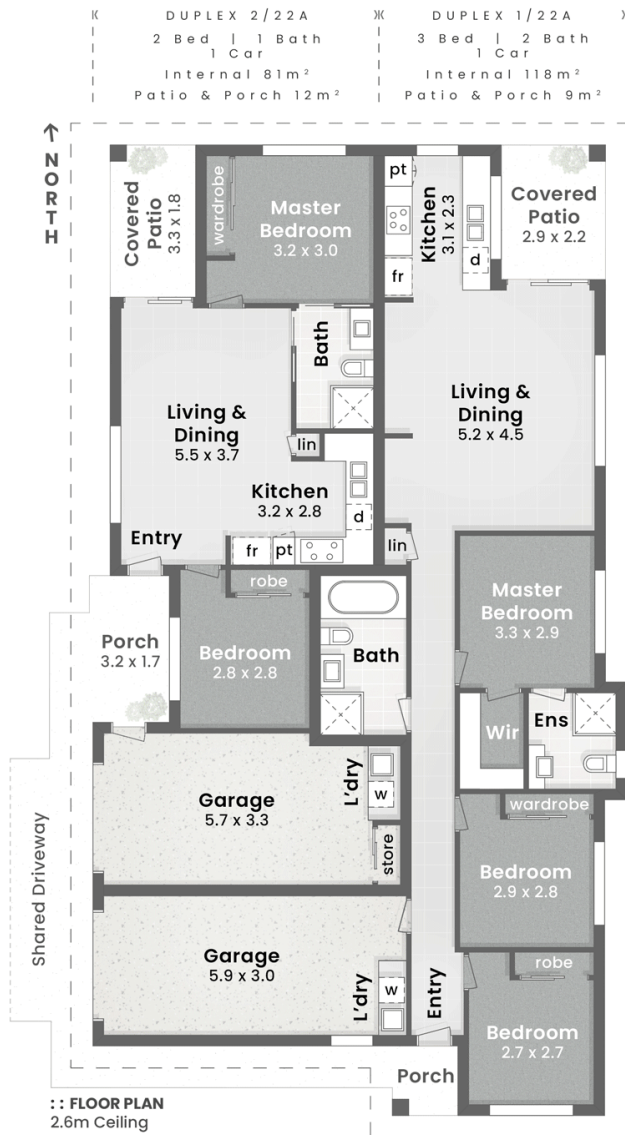
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22A Monash Road  
**LOGANLEA**

663m<sup>2</sup> 5 Bed 3 Bath 2 Car

Duplex 1 Total 127m<sup>2</sup> | Duplex 2 Total 93m<sup>2</sup>

Combined Total 220m<sup>2</sup>

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