



Loganlea, 2/11 Spruce Street

Fantastic Low Maintenance Living - No Body Corp Fees!

For more detailed information about the property, including how to submit an offer, simply make an enquiry & we'll send you a link with everything you need. The quickest way to access additional property details is through the link provided.

Welcome to this delightful 2-bedroom, 2-bathroom home, complete with a study. Offering a perfect combination of comfort, convenience & potential.

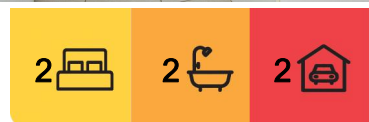
This is a fantastic opportunity for investment or first-home owners as there are no body corporate fees - keeping the costs down & more money in your pocket! You will need to get your offer in early to secure this before your competition does.

Features at a glance:

- Open plan living/dining area - aircon, ceiling fan & tiled floors to keep cool in the warmer months



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.



For Sale
Offers Over \$449,000

View
ljhooker.com.au/1W42GRF

Contact
Trina Wilson
0427 188 500
trina.wilson@ljhbeenleigh.com.au

Kapil Thakur
0435 372 246
sales5@ljhbeenleigh.com.au

LJ Hooker Beenleigh
(07) 3807 7900

- Large master bedroom, featuring a ensuite & walk-in robe
- Generously sized 2nd bedroom, with ceiling fan & built-in wardrobe for ample storage
- Additional study - perfect for a home office, hobby room, or extra space for guests
- Neat & functional bathroom, featuring a shower/bath combo for added comfort
- Modern kitchen with plenty of storage & dishwasher
- Single lock-up garage - secure parking for your vehicle with laundry located here, plus extra guest parking
- Low-maintenance yard with covered patio - providing the perfect space for outdoor living without the hassle
- Solid investment - currently leased at \$450/week until February 2025

Location highlights:

- 4 Minutes to Loganlea Train Station - for easy commuting to Brisbane & the Gold Coast
- 3.5km to Loganlea State High School & 2.6km to Waterford West State School - making for an easy school drop off
- Minutes from local shopping, schools, parks, TAFE, University & Logan Hospital
- Convenient access to the M1 & Logan Motorway for smooth travel across the region

With its ideal location & no body corporate fees, this home is a rare find in Loganlea. Whether you're looking to move in or invest, this property won't last long! Don't miss out - contact us today to arrange your inspection!

More About this Property

Property ID	1W42GRF
Property Type	DuplexSemi-detached
House Size	107 m ²
Land Area	307 m ²
Including	Study Air Conditioning Courtyard Dishwasher Built-in-Robes Fully Fenced Remote Garage

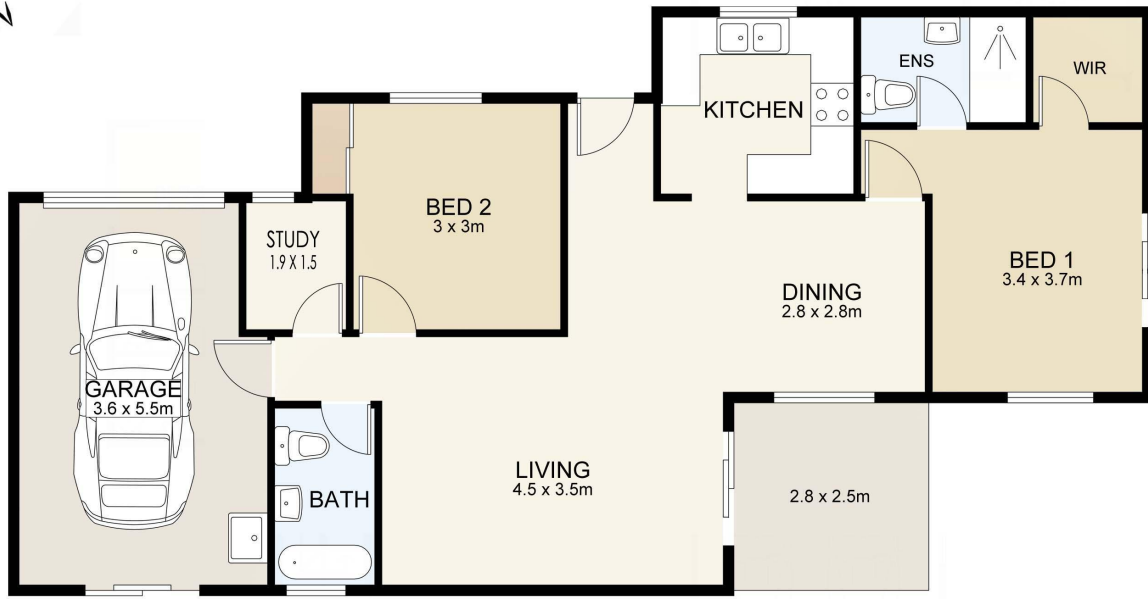
Trina Wilson 0427 188 500
Sales Manager & Co-Owner | trina.wilson@ljhbeenleigh.com.au
Kapil Thakur 0435 372 246
Sales Consultant | sales5@ljhbeenleigh.com.au

LJ Hooker Beenleigh (07) 3807 7900
14-16 James Street, BEENLEIGH QLD 4207
beenleigh.ljhooker.com.au | bso@ljhbeenleigh.com.au



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.



LOWER LEVEL

UPPER LEVEL

2/11 SPRUCE STREET

0m 1m 2m 3m 4m 5m SCALE UNIT IS IN METRES

INTERNAL : 100m²
EXTERNAL : 7 m²

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