

146a Haig Road, Loganlea

## Stylish, Low-Maintenance Living —Be Quick To Put Your Name On It

An outstanding opportunity for families, downsizers, first home buyers or astute investors, this beautifully maintained brick veneer residence offers space, comfort and privacy.




Positioned in a sought-after pocket, this quality residence delivers the perfect combination of functionality and lifestyle convenience.

Designed with practicality in mind, the property is ideal for those who require additional vehicle space - whether for a caravan, motorhome, boat, trailer or work vehicle.

With its own dedicated private drive and secure side access to the backyard, there is ample room to accommodate your lifestyle without compromise.

Step inside to discover a thoughtfully designed open-plan layout featuring a bright and spacious front lounge flowing seamlessly through to the generous family, kitchen and dining areas.

At the heart of the home, the modern kitchen impresses with stone benchtops and overhead cabinets, electric cooktop, under-bench

3  2  2 

**FOR SALE**  
\$849,000 Over

### AGENTS

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### AGENCY

LJ Hooker Property Centre  
(07) 3286 2500

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

oven, dishwasher, microwave provision and abundant storage. The space extends effortlessly to a covered alfresco patio - ideal for entertaining - plus an additional outdoor area for relaxed gatherings.

#### Accommodation & Features:

- Three generous bedrooms with carpet floors and built-in robes
- Master bedroom with a walk-in robe and private ensuite
- Well-appointed family bathroom with bathtub and separate toilet
- Two split system air-conditioners for year-round comfort
- Ceiling fans and heat exhausts throughout
- Excellent internal storage including linen cupboard
- Double lock-up garage with integrated laundry, internal and rear access
- Secure gated side access to the backyard and extra parking

Outdoors, the grassed yard provides room for children or pets to play, complete with a large water tank and garden shed for added practicality.

Conveniently located close to state and private schools, Griffith University, Logan Hospital, local shopping centres, parks and public transport including the Loganlea train station, this home offers exceptional everyday convenience while maintaining a peaceful residential setting.

Whether you are seeking a comfortable family home or a smart investment with strong rental appeal, this property represents exceptional value in today's market.

Land Size: 450m<sup>2</sup> approx.

Rental Potential \$37,000 per year

Council Rates Including Water \$620.20/quarter (approx.)

All information provided is gathered from verified sources and owner-confirmed features; however, prospective buyers are advised to conduct their own due diligence to verify details.

Note: This property is being marketed without a specified price; the listing may appear in a price range for website functionality purposes only.

#### MORE DETAILS

Property ID	BU0XF2S
Property Type	House
Land Area	450 m <sup>2</sup>
Including	Air Conditioning Outdoor Entertaining

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3 Bed
 2 Living
 2 Bath
 2 Car

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1 = 1000mm FLOOR PLAN

Approx. Area Calcs	
	Area m <sup>2</sup>
Residence	122.9
Porch	9
Garage	34.8
Verandah / Patio	67.6
Shed	9
	243.3 m <sup>2</sup>