

Lot 8 28-40 Bayes Rd, Logan Reserve



House & Land

\$957,000



COMO MKII - CLASSIC FACADE SECONDARY DWELLING

4 3 2 2

HOUSE PRICE: \$482,000

DESIGN TOTAL: 204 sqm

LAND PRICE: \$475,000

LAND SIZE: 500 sqm

RENTAL ESTIMATE: \$850-\$940/Wk

RENTAL YIELD: 5.22%

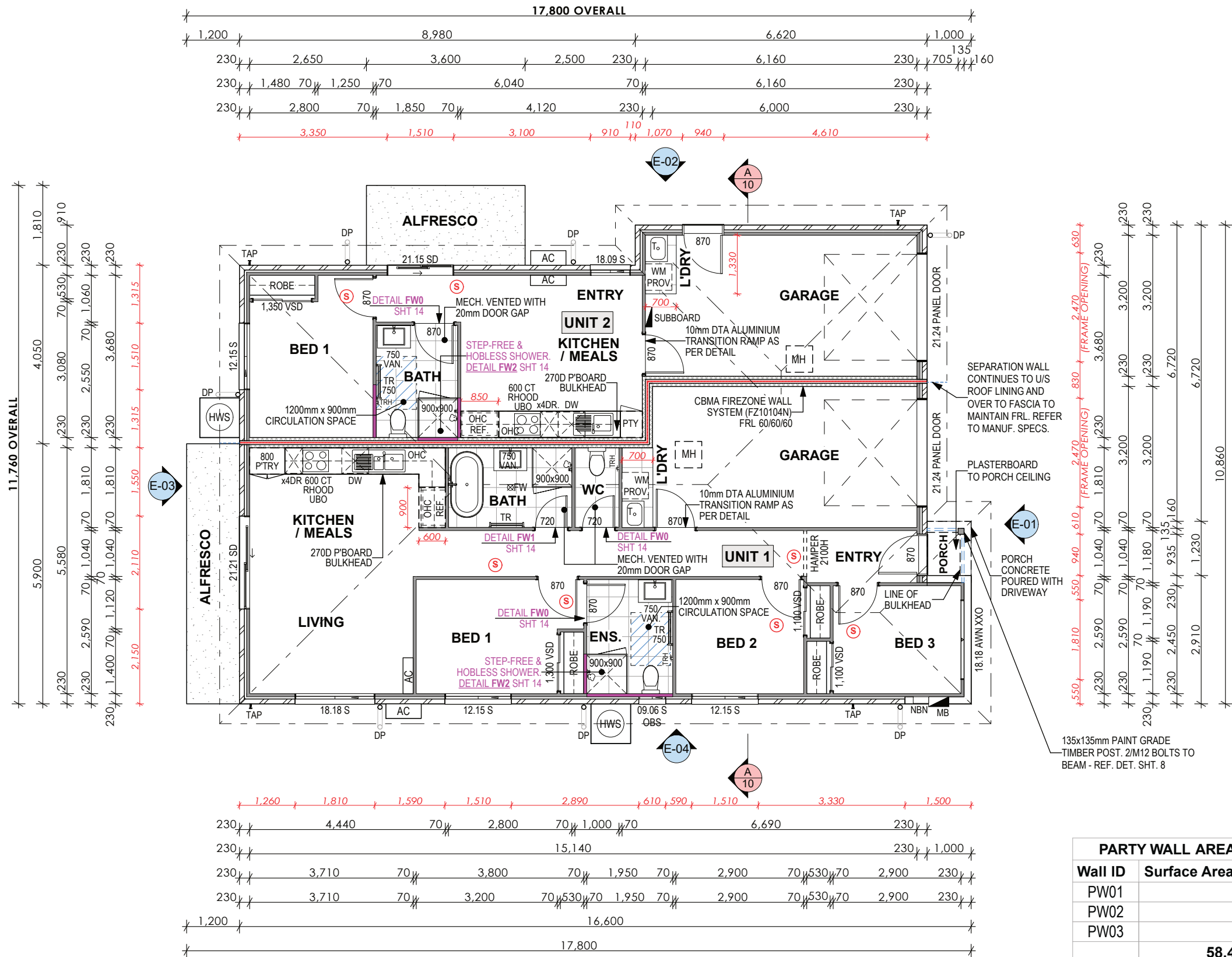
FIXED PRICE PACKAGE INCLUDES:

- Upgraded façade for street appeal
- Fixed site costs for price certainty
- Colorbond® Steel Roof with Anticon blanket under
- 7 Star Energy rating
- Stainless steel kitchen appliances Caesarstone benchtops to kitchen
- Free-standing Bath and frameless mirrors
- Semi-Framless shower screens to Ensuite and bathroom
- Carpet and Tiling throughout
- Integrated concrete slab to Alfresco
- Clothesline & Letterbox
- Expertly selected interior & exterior colour schemes Council
- application fees
- Exposed aggregate Driveway & Porch
- Turf, fencing & landscaped garden bed



GROUND FLOOR PLAN

1:100



PARTY WALL AREAS	
Wall ID	Surface Area (m²)
PW01	20.22
PW02	5.15
PW03	33.06
	58.43 m²

UNIT 1	AREA (m²)
UNIT 1 PORCH	1.23
UNIT 1 ALFRESCO	7.08
UNIT 1 GARAGE	22.14
UNIT 1 LIVING	82.02
	112.47 m²
UNIT 2	AREA (m²)
UNIT 2 ALFRESCO	6.01
UNIT 2 GARAGE	22.86
UNIT 2 LIVING	37.13
	66.00 m²
BUILD TOTAL	178.47 m²
	25.53 m²
DESIGN TOTAL	204.00 m²

ÉLEVER.

20th of March 2025.

To whom it may concern,

Rental Appraisal: Lot 8, Bayes Road, Logan Reserve, QLD.

The purpose of this letter is to appraise the above-mentioned property. The figures and information contained within the Rental Appraisal have been obtained from multiple sources. Despite every care being taken in arriving at the figures, we stress that it is an estimate only and is not to be taken as a sworn valuation.

Based on comparative market evidence, the estimated market price would be;

Dual Key.

3+1 bedrooms, 2+1 bathrooms, 1+1 car spaces

\$850 – \$940 Total Per Week

If you have any questions or queries, I look forward to hearing from you.

Regards,

Megan McCarthy

