

Gallium 20 IP: Investor Specification

Fixed Price - Full Turn Key

Riverleigh - Logan Reserve

77 Snowy Street Logan Reserve QLD 4133



\$1,073,420

Riverleigh in Logan Reserve offers a peaceful riverside lifestyle with easy connections to everything you need. Set alongside beautiful parkland with views to the Logan River, the location of this community is perfect for a growing family. A variety of shops, schools and transport options are on your doorstep in the surrounding Logan Reserve community. Riverleigh will be home to 109 residential homesites, all just a short stroll to natural parkland within the community and beyond. Riverleigh is your place to come home to riverside living. Building your ideal home is easy at Riverleigh with a range of lot sizes available to suit the home design that matches your lifestyle.

LAND PRICE \$620,000	LAND SIZE M ² 400.0
BUILD PRICE \$453,420	BUILD SIZE M ² 185.15
LAND REGISTRATION October 2026	EST. RENTAL RETURN P/W ON REQ.

SYED JAFAR
0417122787
jafar@xpansion.com.au

FLOOR PLAN

SINGLE DWELLING

Total Area

185.15 m²

4

2

2

The floor plan shows a rectangular building layout. At the top is an Alfresco area (4.1 x 2.5). Below it is a Family room (4.5 x 3.6) with a fireplace, and a Dining room (4.5 x 2.7) with a table and chairs. The Kitchen (4.2 x 2.7) is adjacent to the dining area and includes a sink, stove, and refrigerator. A Double Garage (5.5 x 5.5) is located at the bottom right, with an Entry leading into the house. The left side of the plan features four bedrooms: Bed 1 (3.2 x 4.6), Bed 2 (2.9 x 3.1), Bed 3 (2.9 x 3.1), and Bed 4 (3.2 x 3.0). There is a Bathroom, a Wc (Toilet), and a Laundry (L'dry) area. A small Porch (1.6 x 1.0) is at the bottom left. Closets (Wardrobes) are shown for the bedrooms. The overall layout is efficient, maximizing space for living and sleeping areas.

Floorplan, facade, and all measurements are approximate and subject to change. Images, colors, and dimensions are for illustration only and may differ from final product. Prices shown are examples and may change without notice. Additional fees may apply. Lot widths may vary based on estate requirements and council guidelines. Contact your sales consultant for complete terms and conditions.

02-07-2026