



**SOLD**

## NEAT LITTLE INVESTMENT OR HOME

This home is in a great location in Woodlands estate and has all you need for a start into the market.

It has a spacious and great flowing floorplan to let the family live in comfort and style. If you are looking for an easy to live in home that has a lovely location with parks, paths, schools and shops all close by you must not delay an inspection of this stylish family home.

Generous floorplan with 4 bedrooms and room for all the family

Lounge is separated with cut-outs to the living kitchen area.

Kitchen is open plan with the dining living area.

Outdoor covered entertaining area with nice outlook

Double garage with auto door

Welcoming entry with breezeway from front to back of the home

Air conditioned lounge room and main bedroom

Main bedroom has a ensuite, walk-in robe , air conditioning and fan.

572m2 block with room for the kids and dog to play safely.

Walk to the park with lake ,fenced dog park and skate park.

Tenant pays \$420 per week .

The location of this home allows for easy commutes for both work and pleasure with the suburb of Waterford located 26km from Brisbane CBD and only a short 40-minute drive to the popular beaches of Gold Coast. You are spoilt for choices of educational facilities - the distinguished Canterbury College just a short drive on your morning commute, 11 Primary schools, 3 Secondary schools, Logan TAFE and Griffith University easily accessible within a 10-minute drive or utilise the bus services running regularly through Waterford and surrounding suburbs.

**4 BED | 2 BATH | 2 CAR**

**PRICE:**  
\$568,000

**OPEN FOR INSPECTION:**  
N/A



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## 36 GRAND TCE

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.