



SOLD

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OFFERS OVER \$575,000 WILL BUY THIS HUGE 840 m² FULLY RENOVATED, FLOOD FREE BEAUTY IN A SOUGHT AFTER LOCATION!! This beautifully renovated three-bedroom family home is in pristine condition. It is nestled on a substantial 840SQM flood free block of land next to Logan's beautiful Tygum Lagoon Parkland in Waterford West. The property is landscaped to enhance the privacy and tranquillity of its surroundings in this sought after location.

This would be the ideal home for any family or an investment property that would attract excellent rental returns and quality tenants. In addition, the size and versatility of this large block create the opportunity for an astute buyer to add a granny flat or even extend for a growing family.

Just a minute's walk to Waterford Plaza shopping complex, child care, school, fast food outlets & restaurants and public transport, this property has a rural feel in a residential location and is located close to all amenities.

The property features:

- Open plan living
- Full gloss (600x600) tiles in all common areas
- Stunning new open kitchen
- Modern slimline lighting throughout
- Reverse cycle air conditioning
- Built-in wardrobes in all rooms
- New carpets in bedrooms
- Perfectly maintained yard with tasteful planting and concrete walkways
- Two large & a smaller sheds with covered joining area
- Roof fully restored (inc bedding and pointing)
- 2 x 5000-litre rainwater tanks
- Security cameras with motion sensors

Don't miss out on this exceptional property with the added bonus of Tygum Lagoon and Park on your doorstep. Playgrounds for the youngsters, skate ramps and a basketball court for the teenagers together with the BBQs with tables and seating or beautifully shaded areas for a relaxing picnic, call today to book a viewing as this one won't last long!

3 BED | 1 BATH | 1 CAR

PRICE:
\$585,000

OPEN FOR INSPECTION:
N/A



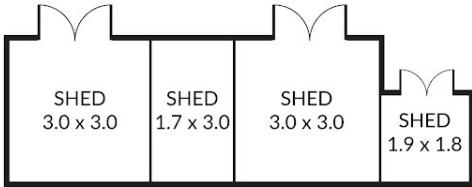
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Internal 110m² External 98m² Total 208m²

13 Lagoon Road, **Waterford West**



3 x 1 x 2 x



(NOT IN POSITION)



NOTE: Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.



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.

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