



SOLD

CONTRACT CRASHED - BRING ALL OFFERS!

Creative, clever, contemporary: this near new, light filled dual residence projects significant style throughout its appealing spaces. Positioned on a 392sqm block and conveniently located, close to a range of quality schooling including Canterbury College, Bethania Lutheran and Waterford State School, the Woodlands District Parklands and an array of shopping and dining options at Holmview Central Shopping Centre.

The flexibility of this dual home offers an endless array of options, where extended families can reside together without compromising on space or privacy, alternatively, you can live in one home and rent the other, or simply lease both, collect two rents and watch your investment grow. An added bonus is that the property is on one title, meaning no body corporate levy and only one lot of rates to pay.

Both residences offer tiled and air-conditioned, central lounge and dining zones, overlooking the modern kitchen with quality appliances. One side offers a three bedroom configuration, with the master bedroom featuring a generous robe, air-conditioning and an ensuite, as well as, a central bathroom servicing the additional two bedrooms. The other residence offers two bedrooms, with a central main bathroom.

The indoor spaces flow seamlessly, with each residence offering a separate courtyard, complete with a covered alfresco dining area. The fully fenced and low maintenance yards are perfect for professionals as they offer space, without the hassle of a large garden to maintain. Each residence offers a single automatic, lock-up garage and an additional parking space.

With tenants currently in place in both residences, paying a combined rent amount of \$620p/w, the property offers a 6.7+%. Ideal from every angle, dont wait as this unique property is less than a year old property and will not be repeated! Call today to arrange your private inspection.

5 BED | 3 BATH | 2 CAR

PRICE:
\$456,500

OPEN FOR INSPECTION:
N/A



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**110 Grand Tce,
Waterford**

**Total Floor Area 176.15m²
Land Area 392m²**

This Diagram is for illustrative purposes only. All reasonable care has been taken in the preparation, but no warranty is given as to the accuracy of the information. This document does not constitute any part of any offer or contract. Dimensions shown are approximate only. Prospective purchasers should rely on 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.