



# FOR SALE

## CHARMING 3-BEDROOM HOME SOLD IN RECORD TIME BY YOGI SHARMA

Welcome to 75/36 Albert Street, a charming and well-maintained townhouse located in the sought-after Riverbend Gardens complex. Whether you're a first-time buyer, a savvy investor, or looking to downsize, this property is full of features and ideally positioned for convenience and a great lifestyle.

### Key Features You'll Love:

- Freshly Painted & Bond Cleaned: Move-in ready with no extra hassle.
- 3 Spacious Bedrooms: Each with built-in wardrobes and ceiling fans for year-round comfort.
- 2 Modern Bathrooms: Includes a private en-suite in the master bedroom.
- Secure Parking: A single lock-up garage plus an additional driveway space for convenience.
- Community Perks: Enjoy a sparkling pool in this secure, gated complex.
- BBQ Area: Perfect for outdoor gatherings in the designated BBQ space.

### Inside:

- Master Bedroom Retreat: Air-conditioned with a ceiling fan, built-in wardrobe, and en-suite for added privacy.
- Living & Dining: Open-plan spaces with air conditioning, ideal for entertaining or relaxing.
- Well-Equipped Kitchen: Ample bench space and storage, plus an electric oven and cooktop to cater to all your needs.
- Convenient Layout: The main bathroom upstairs includes a toilet for added functionality.

### Outside:

- Private Verandah: A lovely spot for morning coffee or relaxing in the sunshine.
- Visitor Parking: Plenty of guest parking is available within the complex.

Why Choose Riverbend Gardens? This proactive corporate body supports home upgrades such as pergolas, fences, patios, and even solar panel installations. Plus, it's pet-friendly (subject to approval).

Body Corporate Fees: Approximately \$85.20 per week (\$4,430 per year)  
Sinking Fund Balance: \$331,282.85

3 BED | 2 BATH | 2 CAR

### PRICE:

Sold By Yogi Sharma

### OPEN FOR INSPECTION:

N/A

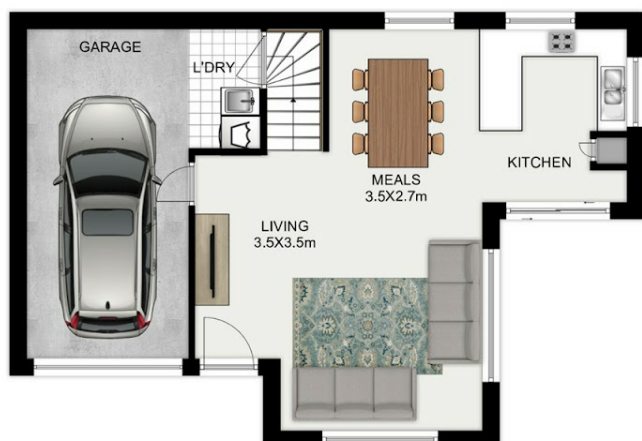


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75/36 Albert Street, **WATERFORD**



This floorplan is not to scale; measurements are indicative and in meters. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.

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.