



## FOR SALE

### LIFESTYLE INDULGENCE OR SUPER PREMIUM INVESTMENT OPPORTUNITY

Lifestyle does not get much better than this hidden paradise in the most prestigious street of Waterford. Well-designed and four-five years old (still under builder's warranty) this super stunning home has an appealing floor plan with high quality fittings and fixtures throughout. In "As New" condition with depreciation advantage for the investor.

Inside the home is a spacious and modern layout with bright open plan living and dining areas. This home has not compromised with necessities such as the well-equipped central gourmet kitchen featuring plenty of storage and quality appliances. Large sliding doors open up to create an easy flow to the outdoor entertaining area with a large sideyard (and access to street to store your boat / caravan). The home further offers a good size laundry, a separate office space and an extra living area.

A lease is in place until May 2017 with tenants paying \$445 per week.

This magnificent property features:

- \* Main bedroom with walk in robe and ensuite, air conditioner and fan.
- \* 4 bedrooms, all with built ins and ceiling fans.
- \* Spacious separate 2 x living areas surrounding the stunning kitchen.
- \* XL sized family kitchen with stone bench top.
- \* 2 x Split System Airconditioners.
- \* Large outdoor alfresco area - perfect for entertaining all year round.
- \* Well grassed backyard with plenty of room for the kids to play.
- \* Side access with room for your boat or a trailer.
- \* Double lock up garage with remote and extra storage space.
- \* Direct access to Waterford District Park - Logan's # 1 park with Basket ball court and a lawn tennis court for residents.
- \* Within walking distance to Canterbury College.
- \* Only minutes to the Holmview shopping centre, Woolworths, Bunnings & Aldi.
- \* 5 mins from Pacific Motorway.
- \* 30 mins from Brisbane CBD & Gold Coast.

4 BED | 2 BATH | 2 CAR

#### PRICE:

Offers Over \$469,000

#### OPEN FOR INSPECTION:

N/A



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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.