



**SOLD**

## IMMACULATE FAMILY LIVING IN WOODLAND ESTATE – MOVE-IN READY & FEATURE-PACKED

Welcome to 5 Herberton Street, Waterford — a beautifully maintained, owner-occupied brick home offering comfort, style, and low-maintenance living in one of the area's most desirable pockets. Positioned in the sought-after Woodland Estate, this residence is surrounded by quality owner-occupied homes, making it the perfect setting for families and buyers seeking peace of mind, convenience, and long-term value.

Step inside and immediately feel the warmth and care that have been poured into this home. Tiled flooring flows seamlessly from the hallway through to the open-plan living, dining, and kitchen areas, creating an inviting and practical layout for busy families.

The modern kitchen is designed for everyday ease, featuring:

- > Gas cooktop & rangehood
- > Dishwasher
- > 30 mm granite benchtops
- > Built-in water filter for fresh drinking water

Multiple living zones include a separate lounge and a spacious open dining/living area, giving everyone room to relax.

Comfort is assured year-round with ducted air-conditioning throughout the entire home.

Accommodation comprises four generously sized bedrooms, all well-appointed, with the master suite offering an en-suite and a walk-in robe for excellent storage.

Outside, the home continues to impress with a beautiful backyard featuring a timber deck — perfect for morning coffees, weekend BBQs, and effortless entertaining. Low-maintenance gardens ensure more time enjoying and less time maintaining.

Additional Features

- > 2.5 kW solar system
- > Security system with cameras
- > Security alarm
- > Remote double garage

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

**PRICE:**  
**\$835,000**

**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.



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5 Heberton 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.

