

**10 Tooloom Court, Waterford, Qld 4133**



**House For Sale**

Tuesday, 23 January 2024

10 Tooloom Court, Waterford, Qld 4133

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 479 m2**

**Type: House**



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## Auction

Conveniently located within a short drive to both Holmview Central Shopping Centre and Waterford Plaza including a variety of local shops and dining options along both Logan River Road and Waterford Tamborine Road, 10 Tooloom Court, Waterford presents a rare opportunity for those seeking to capitalise on the continued growth and surging popularity of quality freehold homes in the esteemed Waterford locality. Move right into this well built, beautifully kept four-bedroom, two-bathroom home with nothing else left to do. Placed over a generous 479 sqm leveled allotment whilst being situated amongst some of the most desirable and sought after houses in Waterford, this charming residence is fringed by an abundance of verdant greenspace allowing for refreshing breezes all throughout the year. Upon arrival, you will be immediately greeted with a spacious media/theatre room that could easily be transformed into an additional bedroom. For added rest and relaxation, the main level comprises three generously appointed bedrooms; all with built-in robes and ceiling fans which are thoughtfully serviced by a centralised bathroom and separate toilet. Located away from the bedrooms, the fully equipped kitchen and dining area resides at the heart of the home. For the resident chef, the kitchen features an abundance of bench space, ample cabinetry and a fully equipped gas cooktop. The common living space flows onto the impressive undercover timber decked alfresco area, allowing for a seamless transition between indoor and outdoor living; creating the perfect venue for entertainment opportunities or a quiet sanctuary to relax and unwind. Complete with an additional BBQ area and separate seating area whilst overlooking the beautifully landscaped gardens and children's play area, 10 Tooloom Court, Waterford strikes the perfect combination of modern, contemporary living, fused with practicality and timeless sophistication and is destined to please. Ascending upstairs, you will find a separate study and the master retreat which comes well equipped with a modern ensuite, walk-in robes and split system air conditioning. With an abundance of space, open-plan layout, and separation between multiple living areas for easy living and entertaining, this residence strikes the perfect balance between comfortable living, and absolute functionality. You'll Absolutely Love... Upstairs: Master Bedroom | Split System Air Conditioner | Walk In Robes | Ensuite Study Room / Office Downstairs: 3 Spacious Bedrooms | Ceiling Fans | Built In Robes Media/Theater Room | Hybrid Timber Flooring Modern Kitchen | Island Breakfast Bar | Gas Cooking | Quality Appliances Open Plan Living & Dining Area | Split System Air Conditioning Family Bathroom | Separate Toilet Separate Laundry Area Timber Decked Alfresco Area | BBQ Area Side Access (Boat/Ute/Caravan/Trailer) | Garden Shed Security CCTV System Solar Power Location Highlights: Close Proximity - Albert Road, Logan River Road, Kingston Road Waterford Plaza | Tavern | Local Hotel/Motel | Chatswood Hills Shopping Center (Bunnings, Aldi & Woolworths) Holmview Central Shopping Centre Waterford State School Loganlea State High School Canterbury College Edens Landing State School Woodlands District Parklands Accessible Transportation or Commute | Gold Coast & Brisbane via M1 Motorway Overflowing with potential, this is a wonderful familial home ready for you and your family to move in and start creating lifelong memories. Poised as the ideal family residence within an increasingly sought-after locale, 10 Tooloom Court, Waterford offers exceptional living and convenience and will not last long. Our instructions are clear - this property must be SOLD! To ensure that you do not miss out on this opportunity, register your interest today.