## 14 Moffatt Road, Waterford West, Qld 4133 House For Sale



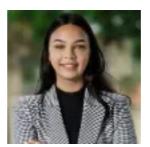
Saturday, 13 April 2024

14 Moffatt Road, Waterford West, Qld 4133

Bedrooms: 3 Bathrooms: 2 Parkings: 3 Area: 741 m2 Type: House



REBECCA CUDERMAN 0738053108



ISABELLE OGG 0738053108

## **SUBMIT ALL OFFERS**

Nestled in the heart of Waterford West, this exceptionally maintained property offers a rare opportunity for dual income potential! With a full kitchen upstairs and kitchenette downstairs, and a bathroom on each levels, making it ideal for extended families or guests! Situated on a generous 741sqm block, this property offers plenty of room for outdoor enjoyment and entertainment. Enjoy gatherings with family and friends in the expansive backyard, perfect for hosting barbecues, gardening, or simply soaking up the sunshine. With side access and a multi-car garage, storing your vehicles, boat, or caravan is effortless, providing ultimate convenience for every homeowner. Dreaming of a self-contained granny flat for your loved ones or extra rental income? Look no further! With its versatile layout and separate entrance possibilities, this property offers the perfect canvas for creating a granny flat to suit your specific requirements. Unlock the potential of this space and tailor it to your desires. Rental Appraisal is \$630 - \$650 per week in the current market.Upstairs Features: 3 bedrooms with built ins 1 bathroomOpen plan living, kitchen and dining with ACCeiling fans throughoutExternal deck entertaining areaDownstairs Features: 1 bedroom with built in 1 bathroomFull kitchenLiving areaFor the investors, current rental analysis shows this property could achieve \$630-\$650 per week.LOCATION HIGHLIGHTS5min walk to Moffatt Park1min drive or 7min walk to Marsden State High School2min drive to Marsden State School4min drive to Coles Marsden6min drive to Logan Motorway On Ramp15min drive to Grand Plaza Shopping Centre32min drive to Brisbane CBDCONTACT LOGAN'S NO.1 AGENT REBECCA CUDERMAN OR ISABELLE OGG ON 0435 172 383