

**2/71 Bentinck Street, Waterford West, Qld 4133**



**Duplex/Semi-detached For Sale**

Wednesday, 27 December 2023

2/71 Bentinck Street, Waterford West, Qld 4133

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 170 m2**

**Type:**

**Duplex/Semi-detached**



**REBECCA CUDERMAN**  
0738053108



**RIAH MANSER**  
0738053108

## **SUBMIT ALL OFFERS!**

Nestled in a picturesque streetscape, this modern lowset duplex offers a serene lifestyle in the tranquil pocket of Waterford West. Perfectly suited for downsizers or first-time buyers seeking an effortlessly maintained and stylish home, this property provides generous living spaces and a generous sized yard with side access. From the moment you step inside, impeccable style sets the tone with clean lines, neutral finishes, and gleaming floor tiles. The high ceilings amplify the sense of space and openness. At the heart of the home, a modern and well-appointed kitchen awaits, featuring ample cupboard and bench space, along with a full range of stainless steel appliances including a dishwasher and gas cooktop. The property offers three bedrooms, each complete with built-in robes. The spacious master bedroom boasts an ensuite and a walk-in robe. Stepping outside, a covered alfresco entertaining area provides an ideal space to unwind and host gatherings with friends. The fully fenced yard on the generous 389m<sup>2</sup> block offers ample room for pets or children to play safely, surrounded by established gardens & garden shed that add an extra level of privacy and convenience. Additional features include excellent storage solutions throughout, air-conditioning, ceiling fans, security screens on all doors and windows, as well as an instant gas hot water system. Features: NO BODY CORP fees - just insurance approx \$1500 per annum High Ceilings Lock up garage + laundry Main bedroom with large WIR & ensuite Dishwasher 3 x Air cons Garden Shed Ceiling fans Security Screens Gas Cooking Established gardens Location Highlights: -550m to Bus -1km to Waterford West State School -1.5km to Marsden State High School (prev voted QLD's #1 school) -3.8km to Loganlea train station -1.4km to Marsden Park Shopping Centre or Waterford Plaza -34mins to Brisbane City -49mins to Gold Coast -Short distance to Highway on-ramps/Motorway CONTACT #1 AGENT REBECCA CUDERMAN OR RIAH MANSER FOR ENQUIRIES.