

**2 Myrtle Street, Waterford West, Qld 4133**



**House For Sale**

Friday, 12 April 2024

2 Myrtle Street, Waterford West, Qld 4133

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 735 m2**

**Type: House**



Syed Ali

0730598600

## Auction

Nestled in the heart of Waterford West, 9 McGrath Street (a.k.a 2 Myrtle Street) is a true gem that exemplifies the epitome of modern living. This stunning 3-bedroom, 1-bathroom home has undergone an extensive renovation, resulting in a space that is both exquisite and functional. Our instructions are clear from the vendors, this property **MUST BE SOLD ON OR PRIOR TO AUCTION**. All reasonable offers would be considered prior. Auction Details: Tuesday 30th of April In-Room @ Ray Whit Rochedale (G4/1 Centre Place, 467 Underwood Rd, Rochedale South QLD) From 5:30 PM Bidder registration Link: The kitchen is a masterpiece, featuring gleaming gloss white cabinets and luxurious stone benchtops, setting the stage for culinary excellence. The air-conditioned living room and master bedroom offer year-round comfort and an ambiance of refined elegance. With a nod to practicality and style, the entire house is tastefully tiled, enhancing its aesthetics and ease of maintenance. But the true allure of this property lies in its outdoor space. The massive 735m<sup>2</sup> yard on a corner block, is a canvas of endless possibilities. A vast deck overlooks an inviting inground swimming pool, creating an oasis of leisure and entertainment right in your backyard. In terms of location, it doesn't get much better. The property is within walking distance of the prestigious Marsden State High School and Marsden State Primary School. Plus, all your shopping needs are met with ease, as Home & Co, complete with Coles and specialty shops, is a brief 5-minute drive away. For commuters, the convenience is unrivalled, with Brisbane's bustling CBD just 30 minutes away and the pristine Gold Coast a mere 40-minute drive. Your journey is made effortless with swift access to both the Logan Motorway and the Pacific Highway. Key Feature:- Modern/fully renovated 3 bedroom home- Open planned living- Huge covered deck- In ground swimming pool- Downlights Throughout- New Modern Bathroom- 735m<sup>2</sup> block- solar power- Corner block with potential to build another dwelling (STCA)- Dual street access- Air Condit- Aircons and ceiling fans throughout- No overlays, flat block Whether you're looking for your dream family home or a smart investment, 14 McGrath Street exceeds expectations. Contact Syed @04165 498 295 or Sunny @0449 048 492 To register your interest or to book a private inspection. All open home timings will be posted online weekly. Disclaimer: This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes. All information contained herein is gathered from sources we consider to be reliable. However we can not guarantee or give any warranty about the information provided and interested parties must solely rely on their own enquiries.