

4/171 Old Logan Village Road, Waterford, Qld 4133



## Townhouse For Sale

Thursday, 13 June 2024

4/171 Old Logan Village Road, Waterford, Qld 4133

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



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## Contact Agent

4/171 Old Logan Village Road, Waterford Are you seeking the spaciousness, comfort, and convenience of a HOUSE coupled with the low-maintenance lifestyle of a TOWNHOUSE? Look no further. 4/171 Old Logan Village Road is an exceptional 3-bedroom, 2-and-a-half-bathroom townhouse nestled in the suburb of Waterford. Conveniently located across from Canterbury College, this property offers modern, hassle-free living with an emphasis on space and accessibility!

**FAST FACTS:**- 3 x Bedrooms- 2.5 x Bathrooms- 1 x Car garage (additional parking space on driveway)- 2 x Living areas- Build Year 2020

**DOWNSTAIRS FEATURES:**Downstairs you'll find the convenience of all living areas with easy access to your own private outdoor space. Find additional features below:

- The open-plan kitchen, living, and dining area is HUGE and includes air-conditioning and ceiling fans for comfort.
- The modern kitchen boasts ample space, featuring a gas cooktop, electric oven, dishwasher, and plenty of benchtop and cabinet space.
- The garage fits a single vehicle and offers convenient access to the laundry area and additional toilet

**UPSTAIRS FEATURES:**Upstairs you'll find all bedrooms as well as an additional living area that would be perfect as a study space / lounge area. Find additional features below:

- The master bedroom is generously sized and includes a ceiling fan, air-conditioning unit, spacious walk-in wardrobe, and modern ensuite
- All secondary bedrooms are spacious and come equipped with ceiling fans and built-in wardrobes. Bedroom 2 also has an air-conditioning unit for added comfort.
- The main bathroom is spacious in size and features a shower, vanity, and separate toilet
- An additional living space upstairs provides flexibility and could serve as an ideal study area or secondary living area.

**OUTSIDE FEATURES:**Outside, your backyard is grassed - ideal for kids and pets, or hosting events with friends. Find additional features below:

- Fully fenced great sized backyard- Charming front facade- Convenient walking side access to the yard- Additional car parking space on the driveway

**COMPLEX FEATURES:**

- HUGE swimming pool - perfect for the summer!
- Kids play area
- Gated Complex
- Pet Friendly (subject to Body Corporate Approval)
- Regular front garden and swimming pool maintenance included
- Most of the residents in the complex are owner occupiers
- Plenty of visitor parking available

**LOCATIONS & SCHOOLS NEARBY:**Canterbury College - 10m  
Woodlands Early Education Centre - 1km  
Bethania Lutheran Primary School - 3.3km  
Trinity College - 7.4km  
Boulevard Park - 2km  
Holmview Central Shopping Centre - 2.6km  
Bunnings Bethania - 2.7km

**TENANCY DETAILS**This property is currently leased to a great quality tenant until the 8th of October 2024 for \$480 per week.

**RENTAL APPRAISAL**\$550 - \$590 per week

Don't miss the opportunity to make 4/171 Old Logan Village Road, Waterford your new home. This is your chance to embrace a comfortable and stylish lifestyle in a property that checks all the boxes for modern, yet low maintenance living. For more information, contact Selene or Adam today.

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