

47 Muchow Road, Waterford West, Qld 4133



House For Sale

Monday, 8 January 2024

47 Muchow Road, Waterford West, Qld 4133

Bedrooms: 4

Bathrooms: 1

Parkings: 1

Area: 613 m2

Type: House



Quy Early
0420988751

BEST OFFERS

The word is out! 47 Muchow Rd has the potential for a 2nd dwelling of 70m² (max). Built in 1991, this low set brick home has vehicle side access and offers:- Bedroom 1 with walk-in-robe- Bed 2, 3 with no built-in-robos- Bed 4 with built-in-robe- kitchen with electrical appliances- main bathroom- tiled lounge and dining area- laundry nook- entertaining area with a pergola- Single drive-through carport (brick wall to fence line 495mm)Home is finished off with + air-conditioning (1)+ security screens to doors and windows + garden shed+ full perimeter fencingINVESTOR'S CORNERLand 613m²Potential for 2nd dwelling 70m² max. subject to Logan City Council approvalVehicle side accessRight Hand Side (RHS) 495mm from brick work to fence lineNot in flood zoneBuilt in 1991Tenanted @ \$450 per week until 29/03/2024. Great tenants wanting long term tenancy.Logan City Council rates (investor) \$865 per quarter + water usage.SCHOOL CATCHMENT ZONES for Marsden State High School and Marsden State School. Other schools include Waterford West State School, The Centre Education Programme, and Kingston CollegePUBLIC TRANSPORT - walking distance to bus stop at Muchow Rd at Carnation Street with route 550 and 561. This route can take you straight to Waterford Plaza Shopping Centre, Marsden Park Shopping Centre and Loganlea Station- Loganlea Railway Station is 2.1kms awaySHOPS & SERVICES - ALDI and Coles is only less than a kilometre away!- Local restaurants, food chains and coffee shops are just around the corner!From all of us at Q Realty we wish you every success in your search for your home. If you would like more detail on this home or to discuss one of the many other properties we have available please call or email us today.Disclaimer: 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.