

**48 Lansdown Road, Waterford West, Qld 4133**



**House For Sale**

Wednesday, 22 May 2024

48 Lansdown Road, Waterford West, Qld 4133

**Bedrooms: 3**

**Bathrooms: 1**

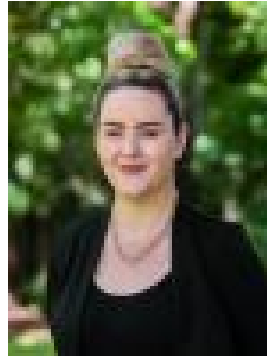
**Parkings: 3**

**Area: 404 m2**

**Type: House**



Kate Handley  
0732003200



Lisa Knowles  
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## Offers over \$569,000

Welcome to 48 Lansdown Rd, Waterford. This immaculate 3-bedroom + study haven is nestled within the prestigious Lansdowne Greens Estate, offering the perfect blend of convenience and comfortable living. This exceptional property is ideally positioned for a life of unparalleled convenience. Enjoy easy access to Waterford Plaza Shopping Centre, Marsden State High School, a plethora of dining and entertainment options, and public transport at your doorstep. The Loganlea train station and motorway entry are just minutes away, ensuring seamless connection to everything you need.

Property Offers:

- Three (3) spacious bedrooms all with robes and ceiling fans
- Master bedroom with two way bathroom and air conditioning
- Dedicated study / home office
- Formal dining / living area with air conditioning
- Separate lounge room
- Modern Kitchen with quality appliances
- Two way bathroom with separate shower and bath
- Security system & security screens throughout

Discover the perfect blend of functionality and fun in this meticulously designed 404 sqm low-maintenance property! The spacious yard is a haven for kids and pets, while the stylish undercover entertainment area is perfect for gatherings. Enjoy the convenience of a single garage with drive-thru access to the entertainment space. This property boasts an excellent tenant who takes meticulous care of the place, keeping it absolutely immaculate. Currently paying \$450 per week, with a rent increase to \$520 per week coming up August, 2024 - providing a healthy return on your investment. Whether you're a first-time home buyer, a growing family, or a savvy investor seeking a property with a built-in recipe for success, this immaculate property is a golden opportunity you won't want to miss! Contact Kate Handley today and unlock the door to your dream in Lansdowne Greens Estate!