

# 5 Moloney Road, Waterford West, Qld 4133



## House For Sale

Tuesday, 30 April 2024

5 Moloney Road, Waterford West, Qld 4133

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 842 m2**

**Type: House**



DERRICK WILLIAMS  
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## **\$580,000+ Offers**

Owner occupied, No Waiting for Tenants, Move in Ready, Powered Shed, Inground Swimming Pool, Unbelievable Potential and a Convenient Location. In prime position, 5 Moloney Road is only minutes to all amenities including schools, public transport, Logan hospital, parklands and shopping centres. Perfect for first home buyers, investors and families wanting a move in ready home with so many options to add extra value. Featuring three bedrooms, freshly painted, new flooring, new kitchen, updated bathroom, powered shed, sparkling swimming pool and much more. Property features: - 3 bedrooms: two with built in wardrobes- Master bedroom: built in wardrobe and walk in robe & bathroom access- Updated main bathroom with separate toilet- New kitchen- Open plan dining- Spacious lounge room - Downstairs laundry- Security screens throughout on doors & windows- Freshly painted throughout inside- New flooring throughout- Fenced 842m<sup>2</sup> block- Covered front & back decks- Front & back external stairs- Solar power- Double lock up garage under house- Large inground swimming pool (up to date pool safety certificate)- 6m x 6m powered shed - Current insurance: Woolworths - \$269.13 per month (includes 10% back on groceries)- Compliant smoke alarms- Rent appraisal: \$600 per week- Rates approximately \$900p/q (Includes water)- Built approximately 1988 Close by:- Logan Hospital- Waterford Plaza- Public Transport: train & bus services- Primary and Secondary schools- Easy access to Logan Motorway- Parks & playgrounds- Sporting fields & Golf club Disclaimer: All information provided has been obtained from sources we believe to be accurate. However, we cannot guarantee the information is accurate and accept no liability for errors or omissions, (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal advice.