

**63 Tygum Road, Waterford West, Qld 4133**



**House For Sale**

Thursday, 11 April 2024

63 Tygum Road, Waterford West, Qld 4133

**Bedrooms: 4**

**Bathrooms: 3**

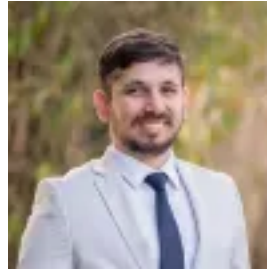
**Parkings: 4**

**Area: 4239 m2**

**Type: House**



Syed Ali  
0730598600



Sunny Singh  
0730598600

## Auction

Don't overlook this exceptional opportunity tailored for discerning buyers and investors. Instructions are clear from the vendors, this property MUST BE SOLD ON OR PRIOR TO AUCTION. Owners are fully committed and will consider all reasonable offers would be considered prior and potentially selling it to the best offer with best conditions! Auction Details: Tuesday 30th of April In-Room @ Ray White Rochedale (G4/1 Centre Place, 467 Underwood Rd, Rochedale South QLD) From 05:30 PM Bidder registration Link:

<https://widget.auctionslive.com/widget/auctions/view/170114/WOES> Situated in the highly desirable area of Waterford West, this property commands your consideration! With a generous 4239m<sup>2</sup> of pristine land and an exceptionally convenient location, there's ample space for all your needs! This home beautifully combines the timeless charm of Balmoral with the expansive atmosphere of Waterford West. The charming workers' cottage, evoking the essence of Hamptons-style architecture, has been carefully looked after to make the most of its stunning 1-acre riverfront setting, eagerly anticipating its fortunate new owner. Thoughtfully rejuvenated by its current stewards, this property is ready to enchant even the most discerning buyers. Offering a plethora of amenities and plentiful indoor and outdoor living spaces, alongside extensive land to explore, the possibilities are endless. Situated just a 40-minute commute from both Brisbane CBD and the Gold Coast, this riverside home offers a modern design with the potential for dual occupancy. Upon entering through the secure entryway, you'll find a spacious living area seamlessly connected to a stylish kitchen overlooking the Logan River, along with a separate dining area and four generously sized bedrooms. Outside, a large patio with views of the Logan River and a spacious pool side area provide ideal spaces for relaxation and entertaining, complemented by a shed for extra storage. Here's a glimpse of the exceptional features awaiting you at 63 Tygum

**Highlighted Features:**

- Three generously proportioned bedrooms, each boasting built-in robes, air conditioning, and ceiling fans.
- The master suite showcases an impressively spacious walk-in robe and a lavish designer en-suite complete with a freestanding bath and separate shower, reminiscent of a stylish property magazine.
- An expansive open-plan living area adorned with striking ornate ceilings, offering the luxury of ceiling fans and split-system air conditioning.
- Double door access from the living area leads to a sunlit sunroom running alongside the residence.
- The sunroom, adjacent to the living area, features three entrances and ample windows, creating an ideal space for relaxation, work, or entertaining guests.
- The modernized kitchen boasts ample bench space, abundant storage solutions, a walk-in pantry, gas cooktop, gas oven, and double sink, catering to culinary enthusiasts.
- Adjoining the kitchen is an outdoor entertaining area with server's windows opening to the back patio, facilitating inclusive entertaining.
- A spacious outdoor patio spans the width of the home, overlooking the pool and backyard, providing unobstructed views down to the river.
- The property includes an enticing in-ground saltwater pool and Bali huts, evoking a resort-style atmosphere in the expansive outdoor area.
- The lower level of the house features a bar and billiard pool/entertaining area, offering versatility for storage, tools, or conversion into additional living space.
- Character abounds throughout the residence, with polished hardwood floors and original ornate ceilings.
- A conveniently located toilet and shower downstairs, particularly beneficial with the nearby in-ground pool.
- The driveway gracefully encircles the residence, enhancing accessibility and convenience.

**Location:**

- Excellently positioned in a cul-de-sac street, just moments away from essential amenities.
- Close proximity to a major shopping mall, public transport hubs, and highways guarantees convenience for residents.
- Within walking distance to Tygum Park and Lagoon, providing easy access to outdoor recreational activities.
- Easy access to various amenities including bus services, rail links, and the local Woolworths shopping mall offering 20 specialty stores.
- Nearby, both the new Bunnings and Aldi are merely a quick 2-minute drive away, enhancing convenience for local residents.
- Residents have access to a range of top private schools in the Logan region, ensuring quality education options for families.
- With convenient access to north, south, east, and west-bound motorways, residents enjoy effortless morning commutes to Brisbane City, Bayside, Gold Coast, Ipswich, and beyond, improving connectivity and overall convenience.

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.