

8 Lexham Street, Waterford West, Qld 4133



Sold House

Saturday, 16 December 2023

8 Lexham Street, Waterford West, Qld 4133

Bedrooms: 6

Bathrooms: 3

Parkings: 2

Area: 752 m2

Type: House



Ramin Bay



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\$798,000

A fantastic and rare opportunity has arisen to purchase this great property for growing family, extended family, or savvy investors seeking high rental yield. The key features of this amazing family home include a setup for dual living with a self-contained granny flat, making it ideal for large families or those with extended family members. The provision of separate living spaces ensures that each family member has their own private area, adding to the overall comfort and functionality of the home. Situated on a generous 753m² flat block, the property boasts side access for the granny flat, providing additional convenience and privacy. The low-maintenance nature of brick home is attractive for those with a busy lifestyle. Upon entering the house, you will immediately appreciate the inviting atmosphere of the lounge area. The open-plan kitchen is a focal point, featuring quality appliances that enhance the functionality and aesthetic appeal of the space. One of the standout features of this property is the spacious enclosed outside entertainment area. This area provides an ideal setting for weekend gatherings, allowing you to entertain family and friends in a relaxed and enjoyable outdoor setting. Whether it's a barbecue, socializing, or simply enjoying the fresh air, this space adds an extra layer of versatility to the property. So, what are you waiting for! This property is available to the buyers who acts NOW. Abundant with many features: Main house: • 5 good sized bedrooms • Master bedroom with ensuite • Bamboo flooring in the 5th bedroom • 2 large lounge areas • Large kitchen with island benchtop and 4 large drawers. • Electrolux cooktop and new Westinghouse oven • Dishlex dishwasher approximately a year old • Council approvals enclosed entertainment area • 8 x blackout blinds in enclosed outdoor entertainment area • Tiles throughout high usage areas • New carpet in 3 x bedrooms • 3 x 2.5 reversable Mitsubishi air conditioners in bedrooms. • 1 x 7.5 reversable Mitsubishi air conditioner in living room • Vertical blinds throughout • Crimsafe door screens (warranty) • Security screens on windows • Certificate for mandatory smoke alarms • 5 years old restored and painted roof tiles • Gutter guard on all the gutters Granny Flat: • Council approvals for large granny flat • 1 good sized bedroom • 6 x 8 tiled granny flat, large shower in bathroom and toilet • Gas hot water system, electric stove and dishwasher in the kitchen • 2 reversible Mitsubishi air-con units • Foxtel dish in the granny flat • Termimesh laid for granny flat in 2016 • Roof insulation throughout the house and granny flat Other features: • Large, manicured gardens with fully fenced 753sqm block • 3 cars parking space at the side of the house • Newly painted driveway • Large garden shed Location: • 2 minutes drive to Waterford Plaza • 2 minutes drive to Tygum Park • 3 minutes drive to Waterford West State School • 3 minutes drive to Marsden State High School • 3 minutes drive to Logan Hospital • 5 minutes drive to Logan Motorway • 7 minutes drive to TAFE Queensland Loganlea Campus • 10 minutes drive to Giffith University Logan Campus* Rental appraisal for the property is \$900 a week (main house and granny flat). Positioned in a desirable location-half an hour to Brisbane City, Gold Coast, Redland Bay and Ipswich this beautiful piece of real estate is perfect for a growing family or investor. Call Ramin to organise an inspection.**Disclaimer: All information is provided in good faith and is accurate to the best of our knowledge, but Ray White Logan City takes no responsibility for any error or omission. Buyers are encouraged to conduct their own enquiries and should satisfy themselves as to all aspects of the property prior to making any purchasing decision.