

**8 Sanctuary Pkwy, Waterford, Qld 4133**

**KONNECT**

**House For Sale**

Wednesday, 12 June 2024

8 Sanctuary Pkwy, Waterford, Qld 4133

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 5**

**Area: 448 m2**

**Type: House**



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## Offers Over \$749K

A loving family has lived in this beautiful family home. The current family has outgrown this home, which could now be yours. It's the perfect home with a separate lounge area and a fully fenced outdoor area for kids to play or just entertain your family & friends on those cool summer evenings. The current owners have done some upgrades in the last 12 months, with new carpets throughout the bedrooms and new air-con units. They have also painted giving it a new fresh look. The front of the house has been concreted for more parking if required. Ideal for first-home buyers, young couples, or small families. Also, great investment for the savvy investor. \* Generous size bedrooms\* 2 Bathrooms\* Compact Kitchen and electric cooktop & oven\* New dishwasher\* Open plan living and dining plus additional second lounge\* Air-conditioned living/dining/kitchen/main bedroom/second lounge\* Flooring is a mixture of tiles and new carpet in bedrooms and the second lounge\* Ceiling fans in all bedrooms\* Mirrored built-in wardrobes in bedrooms\* Separate laundry\* Large covered outdoor entertaining deck\* Fully fenced rear and side yard\* Spacious 448 m2 block\* Double lock up remote garage with remote and internal access to outdoor garden area\* Security screens - Secure View by Scorpio Security Screens \* Solar electric security gate \* Rental Appraisal - \$690pw Council & Water Rates: \$1292 per quarter Move in & enjoy this home. Not to mention the sought-after location - walking distance to great parklands ( 4.3km to Holmview Central Shopping Complex including Woolworths, bakery, hairdressers, newsagents & more; 1.2km to Canterbury College - highly regarded as one of the best private schools available; 3.3km to Waterford State School; 6.8km to Beenleigh Train Station taking you to express to Brisbane or the Gold Coast (stations are also available at Holmview & Edens Landing) & minutes away from Bunnings & Aldi - all easily accessible! Not to mention easy access to both the M1 & Logan motorways. It is only a 2-minute drive or a 10-minute walk from Canterbury College. **DISCLAIMER:** In the preparation of this ad, we have used our best endeavours to ensure that the information contained herein is true and accurate and accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their inquiries to verify any information contained herein.