

**81 Muchow Road, Waterford West, Qld 4133**



**House For Sale**

Tuesday, 11 June 2024

81 Muchow Road, Waterford West, Qld 4133

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 720 m2**

**Type: House**



Quy Early

0420988751

## Best Offers

Looking for vehicle side access for your toys, a fully fenced rear yard for the kids to run wild, and an easy school pick up/drop off? Well, this might be the home for you... \*\*email us for a presale building and pest report, video walkthrough and price guide\*\* 81 Muchow Road offers: UPSTAIRS:- Front porch- Family and meals area- Refreshed (2023) Kitchen with electric cooktop and oven- Bedroom 1 with ceiling fan- Bedroom 2 with built-in-robe and air-conditioning- Bedroom 3 with built-in-robe- 1 Bathroom with separate toilet- Large rear deck External stairs take you DOWNSTAIRS (not code height 2.4m) - Double lock up garage - Utility room- Laundry room- Covered outdoor area The house is finished off with: + Air conditioning + Floorboards throughout+ Vehicle side access+ Garden shed+ Fully fenced+ Fresh paint (2023) INVESTOR'S CORNER+ Built in 1975+ Land 720m<sup>2</sup>+ No easements+ Not in flood zone+ Leased until 12 July 2024 at \$500 per week+ Market rent \$525 per week+ Logan City Council Rates and Water \$870 per quarter + water usage+ Granny flat is allowed (max. of 70m<sup>2</sup>) SCHOOL CATCHMENT ZONES for Marsden State School (200m), Marsden State High School. Others schools nearby include SHOPS & SERVICES - Marsden Park Shopping Centre (3 min drive) with Coles, doctors, dining & more- McDonalds, KFC, Dominos, Subway, Aldi, Anytime Fitness only 4 mins away - 50 Marketplace (4 min drive) with restaurants and shops- Waterford West World of Learning (1 min drive) PUBLIC TRANSPORT - Bus routes (550 & 561) only 3 min walk away - 561 goes to Brisbane City- Bus route 560 to Loganholme only 450m away- Bus route 545 to Garden City only 550m away From all of us at Q Realty we wish you every success in your search for your home. If you would like more detail on this home or to discuss one of the many other properties we have available please call or email us today. Disclaimer: 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.