

92 Muchow Road, Waterford West, Qld 4133



House For Sale

Monday, 4 March 2024

92 Muchow Road, Waterford West, Qld 4133

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 709 m2

Type: House



REBECCA CUDERMAN
0738053108



Georga Hunt
0417541878

ALL OFFERS INVITED

Welcome to your ideal real estate investment nestled in a highly sought-after area, just around the corner from Queensland's renowned Marsden State High School. Presenting a fantastic tenanted 4-bedroom, 2-bathroom property on a spacious 700sqm block, this residence offers comfort, convenience, and great rental returns! There is potential for a granny flat to also be built on the property (STCA)! Features:- Tenanted until 11/6/2024 - NEW RENTAL APPRAISAL IS AVAILABLE- 4 spacious bedrooms, perfect for large families- 2 bathrooms, including an ensuite in the main bedroom- Well-maintained flat yard at the rear for relaxation and play- Small shed for storage convenience- Covered entertaining area, ideal for gatherings and BBQs- Convenient location near local amenities Current rental analysis shows this property could achieve between \$540-\$560 per week. Whether you're an astute investor seeking reliable rental income or a first home buyer looking to enter the market, this property ticks all the boxes. With its prime location and attractive features, it's a rare find! Don't miss out on this incredible opportunity! Contact our team today to arrange a viewing to secure this opportunity in a thriving neighbourhood. LOCATION HIGHLIGHTS 5min walk to Moffatt Park 1min drive or 7min walk to Marsden State High School 2min drive to Marsden State School 4min drive to Coles Marsden 6min drive to Logan Motorway On Ramp 15min drive to Grand Plaza Shopping Centre 32min drive to Brisbane CBD CONTACT LOGAN'S NO.1 AGENT REBECCA CUDERMAN OR GEORGA HUNT ON 0435 172 383