

16 Beutel Street, Waterford West, Qld 4133



House For Sale

Wednesday, 26 June 2024

16 Beutel Street, Waterford West, Qld 4133

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 600 m2

Type: House



KENY GUERRA
0738053108



CORY BOYD
0738053108

Auction

AUCTION DETAILS: Saturday 20th July at 4:30 PM ON-SITE! If you are a first-time homebuyer looking to make an affordable entrance into the property market, or a seasoned investor looking for a solid investment property, you must inspect 16 Beutel Street, Waterford West! Positioned in the heart of Waterford West, where you are within walking distance to four local parks, Tygum Lagoon, Waterford Plaza, and Waterford State School, this location is wonderful for young families. This brick and tile home features a practical layout, 3 spacious bedrooms, one modernized bathroom, and an updated kitchen, and the best part - a large patio and a MASSIVE backyard with a garden shed! As you explore the home, you'll love the security screens and ceiling fans offering the perfect blend of privacy and comfort. Enter from the porch and you step into a huge living area with a ceiling fan and two of the three windows with awnings to shelter you from the heat. The open plan layout means you flow right onto the well-sized dining area and out to the patio. There is a massive backyard with a good-sized garden shed. There is endless potential - whether you want to build large sheds, a swimming pool, or simply have room to move and kick a ball around, there is ample space to do so (STCA). A large kitchen offers the chef of the house plenty of bench space and cupboard space as well as an electric stove and rangehood making meal preparation a breeze! Down to the hallway, you will find a practical laundry featuring a closet and direct access to the yard. The family bathroom is tastefully modernized and features a separate toilet. There are three spacious bedrooms two with built-in robes for all your storage needs. **PROPERTY FEATURES:** Open plan layout - seamless flow out to the rear patio Tiled living/dining combination with ceiling fan and awning Good sized covered patio overlooking spacious yard Updated kitchen with ample bench and cupboard space Laundry with closet and access to the yard Three good sized bedrooms (two with BIR) Master bedroom with ceiling fan 600m² block - large sheds or swimming pool (STCA) One car carport Security screens, and ceiling fans throughout **CURRENTLY RENTED FOR \$500 PER WEEK TILL 17/02/25** **WHAT'S NEAR 16 BEUTEL STREET?** Walking distance to Tygum, Alford, Moffatt, and James Fitzgerald Parks Walking distance to Tygum Lagoon Walking distance to bus stops Walking distance to Waterford Plaza Walking distance to Waterford West SS (catchment) 3-minute drive to Marsden SHS - QLD's #1 Public School 6-minute drive to Canterbury College 6-minute drive to TAFE Loganlea 6-minute drive to Holmview Shopping Centre 6-minute drive to Meadowbrook Shopping Centre 6-minute drive to Loganlea Train Station 7-minute drive to Loganlea Hospital This property offers the whole family package! So, don't delay - contact The Keny Guerra Team or Cory Boyd Team TODAY to register your interest! See you at the Auction! **Disclaimer:** The seller, real estate agency, and its representatives make no guarantees, warranties, or representations regarding the accuracy or completeness of the information provided in this advertisement. Any reliance on the information herein is at the buyer's own risk.