

**69/36 Albert Street, Waterford, QLD, 4133**



**House For Sale**

Thursday, 26 September 2024

69/36 Albert Street, Waterford, QLD, 4133

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



**SELENE BRUYNZEELS**

0738076334

## Charming Renovated Townhouse: Modern Comfort Meets Classic Style - All in the Heart of Waterford!

Welcome to 69/36 Albert Street, a lovely townhouse located in the desirable Riverbend Gardens community. This property offers an excellent combination of space, comfort, and convenience making it a fantastic opportunity for first home buyers, investors or downsizers.

### Key Features:

- Bedrooms: 3 generously sized bedrooms
- Bathrooms: 2 upstairs (including an en-suite) + a convenient WC downstairs
- Parking: Single lock-up garage with an additional driveway space
- Additional Features: Upgraded covered back patio area (council approved pergola). Upgraded flooring throughout.
- Community Amenities: Enjoy a pool within the gated complex
- Settlement: The sellers are open to discussing settlement timeframes

### Inside Highlights:

- Master Suite: Spacious master bedroom featuring air-conditioning, a ceiling fan, built-in wardrobe, and private en-suite
- Comfort: All bedrooms come equipped with built-in wardrobes and ceiling fans for added comfort
- Layout: Expansive open-plan living and dining spaces perfect for entertaining complete with air conditioning
- Kitchen: Well-designed with ample bench space and storage options. Featuring an electric oven, electric cooktop and dishwasher.
- Additional Facilities: Convenient main bathroom and en-suite upstairs, plus a WC on the ground floor

### Outside Highlights:

- Verandah: Sunny private verandah, ideal for relaxation and outdoor living
- Street Appeal: Attractive exterior with a single lock-up garage
- Visitor Parking: Abundant parking available for guests

### Body Corporate:

Approximately. \$4,430 per year - Inclusive of both the admin & sinking fund paid in quarterly instalments.  
(Approximately. \$85.20 per week)

Current Sinking Fund: \$331,282.85

Rental appraisal: \$500 - \$550 per week

### Nearby Locations:

- Waterford State School - 950m
- Bethania Lutheran Primary School - 2.2km
- Waterford Plaza Shopping Centre - 1.8km
- Bunnings Bethania - 2.8km
- Jeta Gardens (Park) - 2.2km

Situated in a prime location, 69/36 Albert Street is just a short walk from shopping centres and public transport, with easy access to both the Logan Motorway and Pacific Motorway. This means Brisbane and the Gold Coast are only a 30-minute drive away! Whether you're in search of a reliable investment or a peaceful, comfortable home, this property truly has it all.

Interested? Contact Selene or Adam today to arrange a viewing or to make an offer. Don't miss out on this exceptional property!

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