



Waterford, 101/36 Albert Street

NEAT, SWEET & TOTALLY COMPLETE

Looking for a home to enjoy without the hassle of lots of maintenance? Or perhaps a new investment to start your portfolio? Then you will not want to look past this 3 bedroom, 2 bathroom townhouse in a very tidy, well-kept complex in Riverbend Gardens. Being a gated complex, your security is assured. With its own private, back courtyard & great homely feel, you will know this is the right one the moment you enter!

Some of what's on offer with this quality townhouse:

- Spacious open plan living/dining area with air-con - beautifully tiled for easy cleaning
- Stunning, updated kitchen with stone benchtops & splashback - ample cupboard space & trendy LED lighting



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

SOLD

3 2 1 1

For Sale

Offers Over \$399,000

View

ljhooker.com.au/1V49GRF

Contact

Trina Wilson

0427 188 500

trina.wilson@ljhbeenleigh.com.au

Sonia Deighton

0477 889 788

pa1@ljhbeenleigh.com.au

LJ Hooker Beenleigh
(07) 3807 7900

- Large, undercover, private courtyard – perfect for all year entertaining
- Master bedroom with built in robe & ensuite with huge shower!
- Remaining 2 bedrooms are of great size & feature built in robes & ceiling fans
- Main bathroom with shower over bath combo
- Separate laundry located downstairs with bonus of extra toilet for guests
- Single lock up garage – makes bringing in groceries a breeze
- Rental Appraisal \$440-\$480 per week – great investment opportunity!
- Complex contains a shared pool for those warmer months – all the fun without the work!

Conveniently located within a short distance to the M1 heading North or South & with favourable schools nearby including Waterford State School just 800m away, Waterford West State School 1.8km, Canterbury College 2.7km & Bethania Lutheran Primary School 2.1km not to mention parks & all the essential shops including Coles, Aldi & Bunnings! Public transport is also favourable with less than 5 minutes drive to both Bethania & Edens Landing train stations.

This is a quality, modern townhouse that will tick all your boxes. Positioned on a corner near the front of the complex, it is a serious win if you are the lucky one to secure this. Do yourself a favour & get in quick so you don't miss out. Properties offering such favourable rental returns or an ideal place to call home are a rare find & as it is vacant you can secure this treasure right away! Ensure your future plans include attending the next inspection to get this one wrapped up!

More About this Property

Property ID	1V49GRF
Property Type	Townhouse
Including	Air Conditioning Pool Courtyard Built-in-Robes

Trina Wilson

Sales Manager | trina.wilson@ljhbeenleigh.com.au

Sonia Deighton

Sales Consultant | pa1@ljhbeenleigh.com.au

LJ Hooker Beenleigh (07) 3807 7900

14-16 James Street, BEENLEIGH QLD 4207

beenleigh.ljhooker.com.au | bs0@ljhbeenleigh.com.au



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