



14 Oakwood Drive, Waterford West

## SOLD BY LITSA STYLIANOU

Positioned in a quiet cul-de-sac in the heart of Waterford West, this well-maintained 3-bedroom, 1-bathroom home is an exceptional opportunity for first home buyers, savvy investors, and growing families seeking value, comfort, and future potential.

Set on a generous 400m<sup>2</sup> block, the home is move-in ready with vacant possession available, perfect for buyers looking to secure a property they can enjoy immediately or lease out for strong rental returns from day one.

Inside, the home offers a practical and functional layout designed for easy everyday living. Three well-sized bedrooms are complemented by a central two-way bathroom, while the living spaces provide a comfortable environment for relaxing and entertaining.

Outdoors, the property continues to impress with low-maintenance surrounds, a covered pergola, perfect for year-round entertaining - and the added benefit of two garden sheds, ideal for extra storage or weekend projects.

Located in a quiet, family-friendly pocket, convenience is at your doorstep. Within walking distance are Waterford West State School and Marsden State High School, as well as local shopping including

3  1  2 

### FOR SALE

Offers Over \$830,000

### AGENTS

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### AGENCY

LJ Hooker Property Partners  
07 3344 0288

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Interested parties must rely solely on their own enquiries.



Coles, fresh produce stores, takeaway options, and public transport. With easy access to major roads and the motorway, commuting is a breeze, placing you approximately 30 minutes from Brisbane and 40 minutes to the Gold Coast.

Adding even more lifestyle appeal, the new Waterford West District Park is currently under construction within walking distance, offering exciting future value and recreational space right at your doorstep.

This is a fantastic opportunity to secure a solid home in a high-growth location - whether you're looking to move in or invest.

#### Property Features -

- 3 spacious bedrooms
- Two-way bathroom
- Laminate Timber flooring throughout with tiled bathroom & toilet
- Air conditioning in master bedroom & living area
- Ceiling fans throughout
- Modern electrical appliances included
- Solar panels for energy efficiency
- " Security screens for peace of mind
- " Pergola —perfect for entertaining
- Exterior pull-down blinds
- Side access
- Two garden sheds
- Low-maintenance backyard
- Water park currently under construction nearby
- Close to public transport
- Convenient access to local schools
- Minutes from shopping centres

This home combines practicality with lifestyle, don't miss out

#### MORE DETAILS

Property ID	B4R5F4R
Property Type	House
Land Area	400 m2
Including	Toilets (1)

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14 Oakwood Dr, Waterford West  
3 Bedrooms, 1 Bathroom, 1 Toilet, 1 Car Garage  
Floor Space: 135m<sup>2</sup> Approx



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate, and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective tenant or owner. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.