

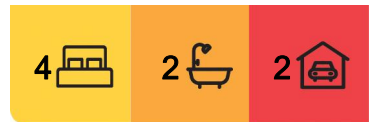
## Waterford West, 41 Tygum Road

**MASSIVE 9,460M2 - TRANQUIL RIVER BACKDROP + UNLIMITED POTENTIAL FOR YOUR HOME BUSINESS!**

Create your dream family oasis on this ultra-private acreage block with beautiful Logan River at rear, already home to an architecturally designed brick residence with up to 5 bedrooms and stunning water views, along with an array of additional construction/structures with versatile uses, some yet to be explored!

### Highlights:

- Beautiful 9,460M2 block of flat land with an expansive 150 metre frontage
- Solar powered main home with sweeping timber deck, stunning Tassie Oak flooring
- 180m2 metal shed opening onto verandah, could convert to a teen retreat or as your office or workshop for your Home Business without payment any rent
- Solid Brick lowset with tiled roof (approx. 67 m2) includes kitchenette, sink and cook tops is a perfect venue to hold your parties with friends and family or with the addition of a



**For Sale**  
\$1.2m+

**View**  
Sat 15th Mar @ 10:00AM - 10:30AM

**Contact**  
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**LJ Hooker Property Partners**  
**07 3344 0288**

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bathroom (STCA), you can convert this large lowset as a granny flat for your elderly parents or simply rent out for extra income.

- Another metal shed located at rear of the brick lowset is perfect as a storeroom or your mancave

To the land first and this vast allotment of 9460m<sup>2</sup> (2.34 acres) is a beauty, running between Tygum Road - with the gorgeous Tygum Lagoon directly across from it - and the serene banks of the Logan River. Shady trees line the river and side boundaries, with the rest largely lawned - creating a blank canvas around the existing structures that could be transformed with further landscaping into an epically lush and even more private family retreat.

The main abode is an elevated brick home with breeze-catching verandahs stretching around 2 sides and a handy double carport nearby. Exquisite Tasmanian oak floors span the central combined kitchen/living/dining room and the sleeping quarters - which can total 5 bedrooms if you need.

Air-conditioned and opening onto the verandah, the main social space places the sizeable kitchen - fitted with gas cooker and abundant storage - between the living room and dining areas.

The bedrooms run off this hub, 2 with BIRs, a third with a WIR and divine bay-windows, and the large master connecting with bed 5. With the addition of a new wall, you could create a separate entry into the 5th bedroom and - at just under 23m<sup>2</sup> as is - not compromise the master's comfort.

Servicing the home are 2.5 full bathrooms, one with both a shower and tub, and there's a handy powder room and dedicated laundry too.

The cluster of 3 additional structures sits a small distance from the main home, with the largest one extending onto an expansive open-air concrete pad. The largest also opens on two sides through glass sliders onto a verandah.

This serene rural-like position is surprisingly close to every amenity, with a great park/off-leash dog area 5 minutes' walk up the road, the lagoon opposite, all the shops (Coles included) at Waterford Plaza only a 10-minute walk away, and 15 on foot to Waterford West State School. By car, it's a 5-minute drive to hit the Logan Motorway, 8 to Loganlea State High School and a half hour into Brisbane CBD.

Bring your elbow grease and a tin of paint, you can add your magic touch to transform this wonderful property as a magic of a country-like family home - while keeping the city lights in sight!

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Sunnyvale Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners  
ABN 39 633 082 112 / 21 107 068 020



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## More About this Property

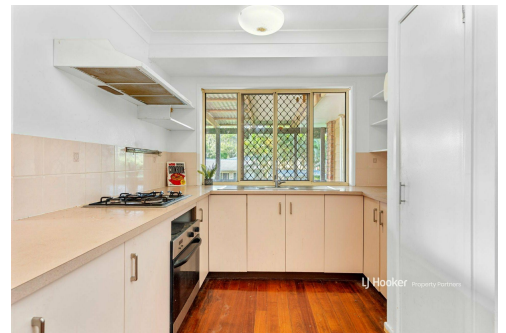
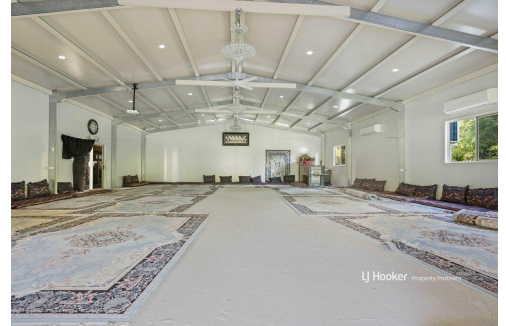
<b>Property ID</b>	B2PWF4R
<b>Property Type</b>	House
<b>Land Area</b>	9460 m <sup>2</sup>
<b>Including</b>	Air Conditioning Toilets (3) Balcony Deck Outdoor Entertaining Floorboards Workshop Built-in-Robes Fully Fenced

**Shirley Chow 0419 747 988**

Agent with Jackson Chow | shirleychow@ljhpp.com.au

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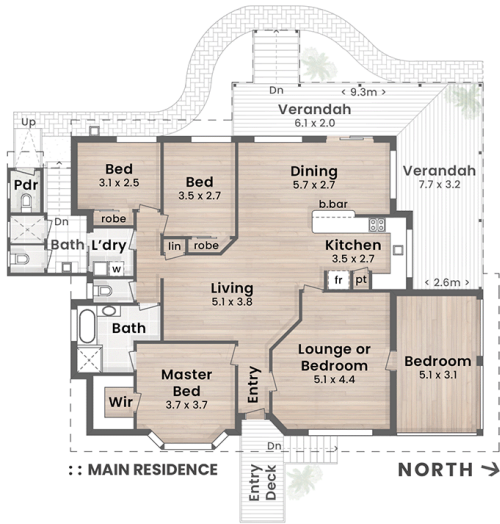
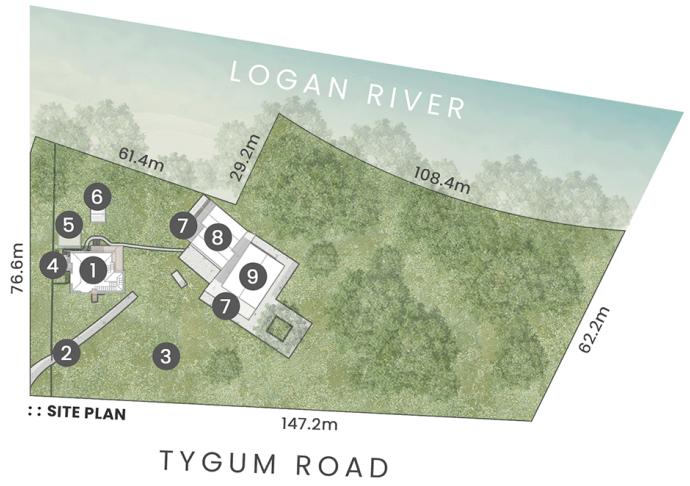


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**LEGEND**

- 1. Single Storey Residence w/ PV Solar Panels
- 2. Sliding Gate | 3. Grass Yard
- 4. Powder Rooms | 5. Double Carport (6.4 x 4.9)
- 6. Riverfront Pavilion | 7. Covered Patios
- 8. Studio & Workshed | 9. Workshop



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Property Partners

41 Tygum Road  
**WATERFORD WEST**

Main Internal 158m<sup>2</sup> | MPRs & Studio 339m<sup>2</sup> | Covered Externals 243m<sup>2</sup>

**Total 740m<sup>2</sup>**

9,460m<sup>2</sup> or 2.34 Acres

4 Bed + Studio

2 Bath + 1 Powder

2+ Cars

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