



## Waterford West, 58 Katrina Crescent

Waterfront Acreage Wonder with Dual Living in Waterford West!

Nestled at the end of a quiet cul-de-sac and stretching across nearly two jaw-dropping acres of prime riverfront land, this exceptional property at 58 Katrina Crescent, Waterford West, delivers the ultimate blend of space, style, and serene lifestyle living. Whether you're looking for a family retreat, dual living potential, or a smart investment with room to grow, this unique oasis offers it all-and then some!

Step through the secure electric gate into your private sanctuary where a charming, renovated residence meets a fully self-contained granny flat-all set against a lush, leafy backdrop with direct access to the Logan River. Outdoor entertainers will fall in love with the rustic alfresco area, while investors will see endless potential in the vast, usable 7,588m<sup>2</sup> allotment.

Welcome to Waterford West



**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.



**For Sale**  
Please Call

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[ljhooker.com.au/1WR4GRF](http://ljhooker.com.au/1WR4GRF)

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**LJ Hooker Beenleigh**  
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A growing gem in the Logan region, Waterford West is where lifestyle meets convenience. Surrounded by lush parklands and riverfront reserves, this family-friendly suburb is just moments from local schools, shopping centres, and recreational facilities. With quick access to both Brisbane CBD and the Gold Coast, it's a prime spot for commuters and lifestyle seekers alike. Whether you're chasing peace and quiet or proximity to city perks, Waterford West delivers both in spades.

#### Your New Property Features

- Massive 7,588m<sup>2</sup> block with direct river frontage-ideal for water lovers, kayakers, or those simply seeking serene views and riverside living.
- Secure gated entry with electric fencing and solar-powered keypad for privacy and peace of mind.
- Primary residence features charming cottage-style design with front porch, polished timber floors, modern finishes, and open-plan living filled with natural light.
- Sleek kitchen with glossy cabinetry, stone benchtops, tiled splashback, stainless steel appliances, and ample storage-perfect for home chefs!
- Chic living spaces with stylish wainscoting, neutral tones, and large windows to the covered verandah.
- Rustic undercover alfresco deck-a cozy space to relax or entertain while soaking up the greenery and tranquil sounds of the river.
- Fully self-contained granny flat with modern interiors, open-plan layout, kitchenette, air-conditioning, and full bathroom-ideal for extended family, guests, or rental income.
- Generous yard space with mature shade trees, vegetable beds, and ample room for sheds, storage, animals, or future development (STCA).
- Double driveway access for easy maneuvering of vehicles, boats, or trailers.
- Stunning private river access right at your doorstep.
- Private cul-de-sac position - Located at the very end of a quiet, family-friendly street, this property offers supreme privacy and a peaceful atmosphere with minimal traffic.

A rare find in today's market, 58 Katrina Crescent is more than just a home-it's an opportunity to embrace a riverside lifestyle, expand your investment portfolio, or create the multigenerational setup you've been dreaming of. With its enviable location, vast land, dual living flexibility, and relaxed charm, this property ticks every box.

Reach out today to schedule your private inspection or chat about how this acreage beauty can be your next standout investment or forever home!

## More About this Property

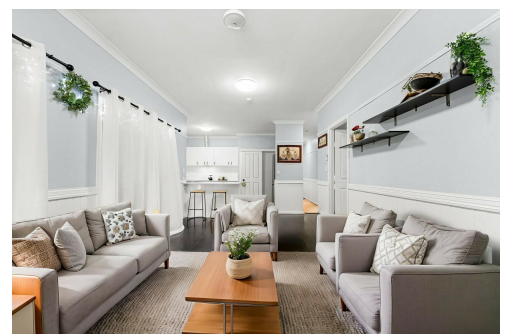
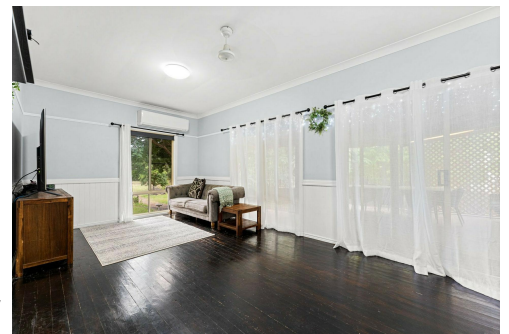
<b>Property ID</b>	1WR4GRF
<b>Property Type</b>	House
<b>House Size</b>	264 m <sup>2</sup>
<b>Land Area</b>	7588 m <sup>2</sup>

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This floor plan is not to scale. Areas and dimensions are approximate and therefore floor plan should only be used for illustrative purposes. Plants and furnitures are decorative only.

58 Katrina Crescent, Waterford West.

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