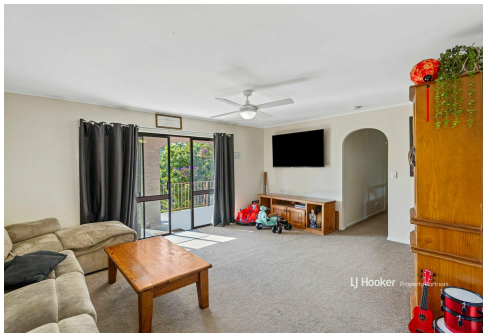




LJ Hooker Property Partners



Waterford West, 797-799 Kingston Road

SOLD BY ALEX FAN

Exactly how you end up organising this home depends on your individual needs but, as it is, you have access to as many as 7 carpeted bedrooms, plus living areas, and all the outdoor space and privacy that comes with sitting on a massive, fully fenced tree-lined block of 1506m²!

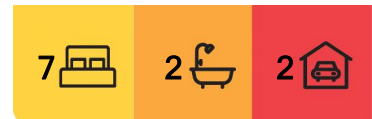
Highlights:

- Up: tiled kitchen, dining & sitting rooms, carpeted lounge, 4 beds, bathroom
- Down: 3 carpeted beds (or make 1 a rumpus), full bathroom, laundry, storage nook
- Lounge & 2 beds open to a 13m long front balcony + a 53m² undercover patio at rear
- Bill-busting solar panels, double garage + ample off-street car parking, 2 storage sheds
- Walking distance to a nearby playground and waterside trails throughout Tygum Park

Every room, bar the two bathrooms and laundry, has a ceiling fan to keep the air moving



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

View
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through the summer. The upstairs lounge also boasts a split-system A/C unit to keep things cosy in winter and has a sliding door, like the 2 bedrooms beside it, onto a balcony that spans the length of the home, buffered from the street by a leafy bank of mature trees.

All 4 upstairs bedrooms are carpeted with built-in robes, and share a central bathroom with a shower, vanity, and toilet. The carpeted lounge flows directly into a tiled dining room with outdoor access, and through a large practical kitchen with electric appliances, into a second open living space that could house an office or be a hobby hub.

Heading downstairs, the central entrance foyer sits between 3 carpeted bedrooms, one on the large size at 24m² (with an external entry) that might work as a rumpus/teen retreat if needed, plus another bathroom with a shower, a laundry, and the double garage.

Out back, it's all endless lawns and shady trees bounded by fencing - a perfect play space for kids and pets alike. As they get older, they'll likely be keen to explore the neighbourhood, which offers a nearby playground (170m) and a short walk to all the waterside fun at Tygum Park.

Zoned local schooling comprises Waterford West State School (a 15-minute walk) and Marsden State High (2-minutes by car) - with a 7-minute drive to reach Griffith Uni's Logan Campus. For grocery stock-ups, Waterford Plaza is your nearest go-to (1.3km) - with easy access as well to the Logan and Gateway Motorways.

If flexibility is on your checklist next to convenience and lots of outdoor space, inspect this soon.

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Fans Real Estate Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners
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More About this Property

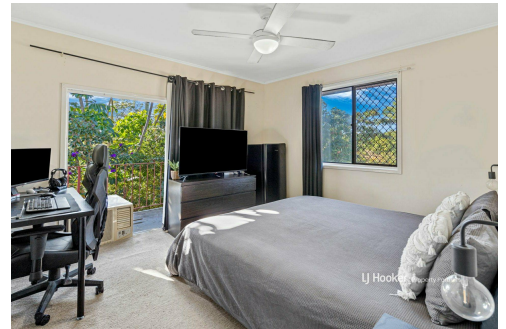
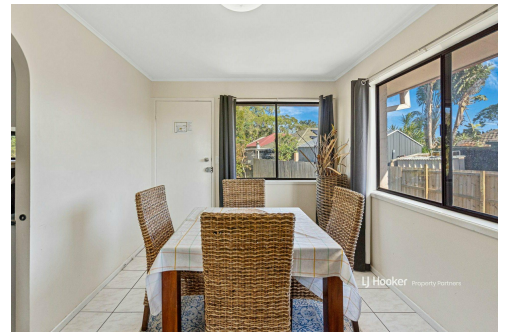
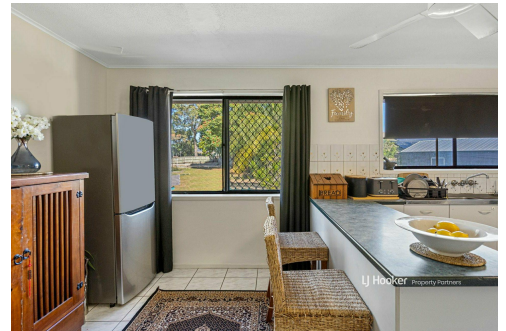
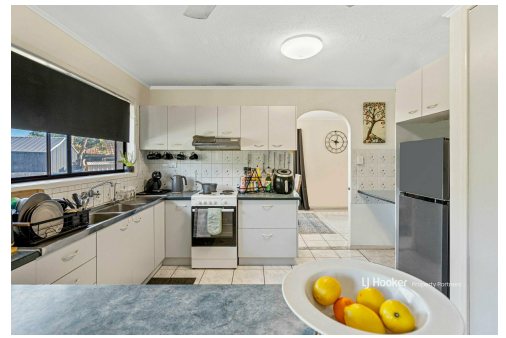
Property ID	B21EF4R
Property Type	House
Land Area	1506 m ²
Including	Air Conditioning Toilets (2) Courtyard Balcony Dishwasher Built-in-Robes Secure Parking Fully Fenced Solar Panels

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Agent/Independent Contractor | alexfan@ljhpp.com.au

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797-799 Kingston Road WATERFORD WEST

7 | 2 | 2 | 223m²

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All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.

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