



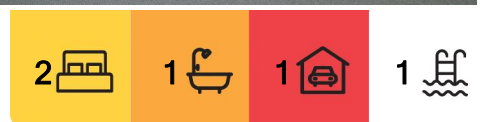
## Waterford West, 42/11 Allora Street

### VACANT, VERSATILE & VALUE-PACKED

Nestled in the well-maintained "Cypress Gardens" complex, this charming 2-bedroom townhouse is the perfect fit for first home buyers looking to step into the market, or investors wanting a low-maintenance addition to their portfolio. Offering brand-new carpet, solid original features & an excellent layout, it's a blank canvas with immediate appeal - and best of all, it's vacant & ready to go!

Here's what's on offer:

- \*Vacant & move-in ready - ideal for homebuyers or investors who don't want to wait
- \* Spacious open-plan living & dining area - air-conditioned with a ceiling fan, providing year-round comfort & space to unwind
- \* Tidy original kitchen - functional layout with plenty of storage, offering great potential to modernise & add value
- \* Brand-new carpet throughout - fresh, soft & ready for its next chapter
- \* Character timber staircase - featuring a 'Harry Potter'-style storage cupboard



**For Sale**  
Offers Over \$425,000

**View**  
[ljhooker.com.au/1WM8GRF](http://ljhooker.com.au/1WM8GRF)

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**LJ Hooker Beenleigh**  
**(07) 3807 7900**



underneath... a fun & practical bonus!

- \* Handy second toilet downstairs - great for guests or busy mornings
- \* Internal laundry in garage - complete with washing machine for move-in convenience
- \* Single lock-up garage with internal access - easy & secure parking
- \* Generous backyard space - rare in townhouse living, perfect for kids, pets or outdoor entertaining
- \* 2 great-sized bedrooms upstairs - both with ceiling fans & built-in robes & direct access to the bathroom for added privacy & ease
- \* Main bathroom with separate shower & bath - neat, functional & ready to use

#### Location Highlights:

Set in a peaceful part of Waterford West, Cypress Gardens is close to Waterford Plaza, Marsden Park Shopping Centre, Logan Hospital, public transport, parks & schools - straight across the road from Waterford West State School. Plus, with easy access to the M1, commuting to Brisbane or the Gold Coast is a breeze.

Whether you're starting out, slowing down or looking to expand your portfolio, this tidy townhouse is a smart move in a thriving location. Act fast - opportunities like this don't last!

## More About this Property

<b>Property ID</b>	1WM8GRF
<b>Property Type</b>	Townhouse
<b>Including</b>	Air Conditioning Pool Courtyard Built-in-Robes Secure Parking Fully Fenced

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#### Brianna Dobbie 0459 966 749

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#### LJ Hooker Beenleigh (07) 3807 7900

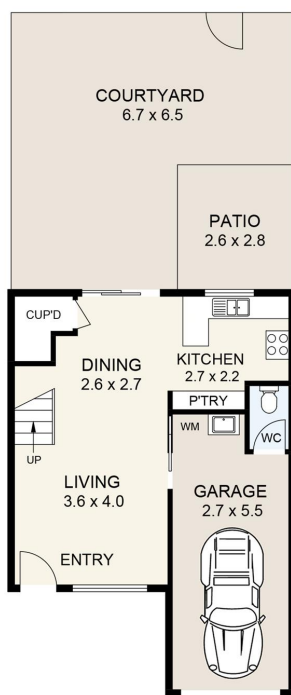
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GROUND FLOOR



FIRST FLOOR

Floor Plan

42/1 ALLORA STREET



SCALE UNIT IS IN METRES

INTERNAL : 83m<sup>2</sup>

EXTERNAL : 43m<sup>2</sup>

All measurements are approximate and for illustration purposes only.  
It should not be considered 100% accurate. Interested parties should  
rely on their own enquiries.