



## Waterford West, 42/11 Allora Street

### VACANT, VERSATILE & VALUE-PACKED

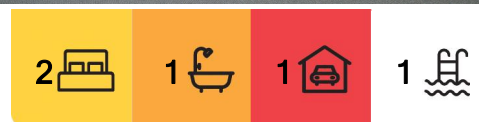
Nestled in the well-maintained "Cypress Gardens" complex, this charming 2-bedroom townhouse is the perfect fit for first home buyers looking to step into the market, or investors wanting a low-maintenance addition to their portfolio. Offering brand-new carpet, solid original features & an excellent layout, 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



**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**  
Offers Over \$425,000

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

**Contact**  
**Trina Wilson**  
0427 188 500  
[trina.wilson@ljhbeenleigh.com.au](mailto:trina.wilson@ljhbeenleigh.com.au)  
**Brianna Dobbie**  
0459 966 749  
[ea1@ljhbeenleigh.com.au](mailto:ea1@ljhbeenleigh.com.au)

**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<br>Pool<br>Courtyard<br>Built-in-Robes<br>Secure Parking<br>Fully Fenced |

#### Trina Wilson 0427 188 500

Sales Manager & Co-Owner | [trina.wilson@ljhbeenleigh.com.au](mailto:trina.wilson@ljhbeenleigh.com.au)

#### Brianna Dobbie 0459 966 749

Executive Assistant to Trina Wilson | [ea1@ljhbeenleigh.com.au](mailto:ea1@ljhbeenleigh.com.au)

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

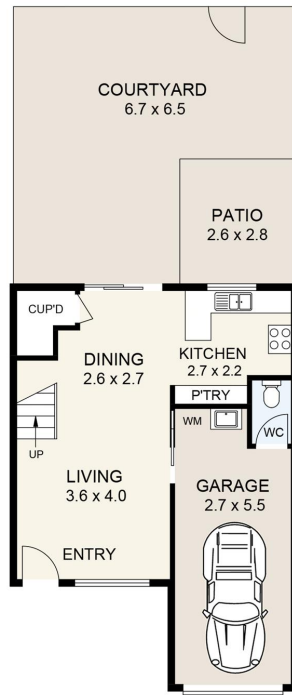
14-16 James Street, BEENLEIGH QLD 4207

[beenleigh.ljhooker.com.au](http://beenleigh.ljhooker.com.au) | [bso@ljhbeenleigh.com.au](mailto:bso@ljhbeenleigh.com.au)



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**(07) 3807 7900**



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  
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