

**17/15 Bourke St, Waterford West, QLD, 4133**



**Townhouse For Sale**

Tuesday, 26 November 2024

17/15 Bourke St, Waterford West, QLD, 4133

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



**GLENN HAMILTON**

0738076334

## CENTRAL LOCATION | INVESTOR SAYS SELL!

This low-maintenance townhouse offers a prime opportunity for the astute buyer in one of Logan's fastest-growing suburbs. Boasting a desirable location with easy access to amenities, it presents a fantastic chance to secure a property with immense potential.

Inside, the open-plan living and dining area seamlessly flows to an outdoor entertaining space-ideal for hosting gatherings. The property features two well-sized bedrooms with built-in wardrobes and ceiling fans, a functional bathroom with a separate toilet, and a convenient lock up garage space.

Situated within this fantastic complex, residents enjoy a proactive body corporate and a low-maintenance lifestyle. The townhome is just a short walk to local shopping, cafes, parks, and public transport, making it perfect for both investors and homeowners.

### Key Features:

Functional, low-maintenance design.

2 bedrooms, 1 bathroom, and internal laundry.

Master bedroom features split system air con

Ceiling fans and built-in wardrobes in both bedrooms.

Laminate flooring in the kitchen with ample storage.

Carpeted bedrooms for added comfort.

Dedicated garage space.

Proximity to bus stops, shopping centers, parks, and cafes.

Easy access to Brisbane CBD and the Gold Coast.

### Investor Details:

Vacant Possession

Body Corporate: \$54 per week

Council Rates: \$950 per quarter

Rental Appraisal: \$410 - \$450 per week

Build Year: 1990

### Location Highlights:

200m to local shopping precinct with dining, shops, and medical services.

800m to Havenbah Park.

900m to Marsden State High School.

29 minutes to Brisbane CBD.

54 minutes to the Gold Coast.

For further information or to arrange an inspection, contact Glenn Hamilton on 0434 562 378 or Michael Auton on 0490 454 784. Opportunities like this are rare-don't miss out!

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