

5 Frankland Ave, Waterford, QLD 4133

Under Contract

House 4 2 2



## Prime Waterford ? Rare at this price!! MOTIVATED SELLER!

WON'T LAST LONG!!! SELLERS HAVE BOUGHT ELSEWHERE - MOTIVATED SALE!!!

Discover your dream 'Woodlands Estate' lifestyle at 5 Frankland Avenue, Waterford  $\frac{1}{2}$  a great opportunity to enter the market in one of Logan's most sought-after, family-friendly suburbs.

Positioned in a quiet, leafy street within the popular Woodlands Estate area, 5 Frankland Ave delivers the ideal blend of space, comfort, and convenience. Just minutes from Holmview Shopping Centre, local parks, schools (including Canterbury College catchment potential), public transport (bus stop 2 minutes walk), and easy access to the M1 for commutes to Brisbane or the Gold Coast. A quality 8kw solar system was installed 4 years ago keeping power bills under control, and a split system air-conditioning system in the main living area keeps things cool in summer!

- 5 minute walk to Canterbury college
- 2 minute walk to bus stop
- 8kw Solar system installed in 2022
- Just move in!

Why families will love it:

- Spacious layout perfect for growing families
- Low-maintenance yard ideal for kids to play safely with nearby parks and green spaces for entertaining
- Family-oriented neighbourhood with a strong sense of community, leafy streets, and proximity to childcare, and excellent local schools

Ideal for first home buyers:

- Affordable entry into a rapidly growing area with strong capital growth potential
- Modern, move-in-ready features that mean you can start enjoying your new home straight away
- First-home buyer friendly value in a suburb where demand constantly outstrips supply!

Smart investors take note:

- Proven rental demand in Waterford  $\frac{1}{2}$  attract quality tenants easily with the suburb's excellent amenities and transport links
- Solid long-term hold with rental yields supported by population growth and infrastructure improvements

### Listed By

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Open for Inspection

By Appointment.

