

LION  **LAND MARKETING**

Waterford Prestige Estate

23 Patrick Court, Waterford West Qld

“When you live here, you can leave your car in the garage and walk to all amenities!”

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1300 138 185

The Estate

So close to all amenities

The Estate



Library

Hungry Jack's

Neighbourhood Shops

Queenslander Hotel

Anytime Fitness
Pizza Hut

Marsden Park Shopping Centre

Red Rooster

Aldi

McDonald's

Waterford Prestige Estate

23 Patrick Court Waterford West

Leave your car in the garage and walk everywhere!

When you live here you can walk to a large number of eateries, medical centre, library, fitness centre, major shopping centre, parks, bus stop and schools.

You also will have easy access to the M1 and Logan Motor Way to travel to Brisbane, Gold Coast, Sunshine Coast and Toowoomba.

This is the perfect position for your new family home or an investment property for the savvy Investor.

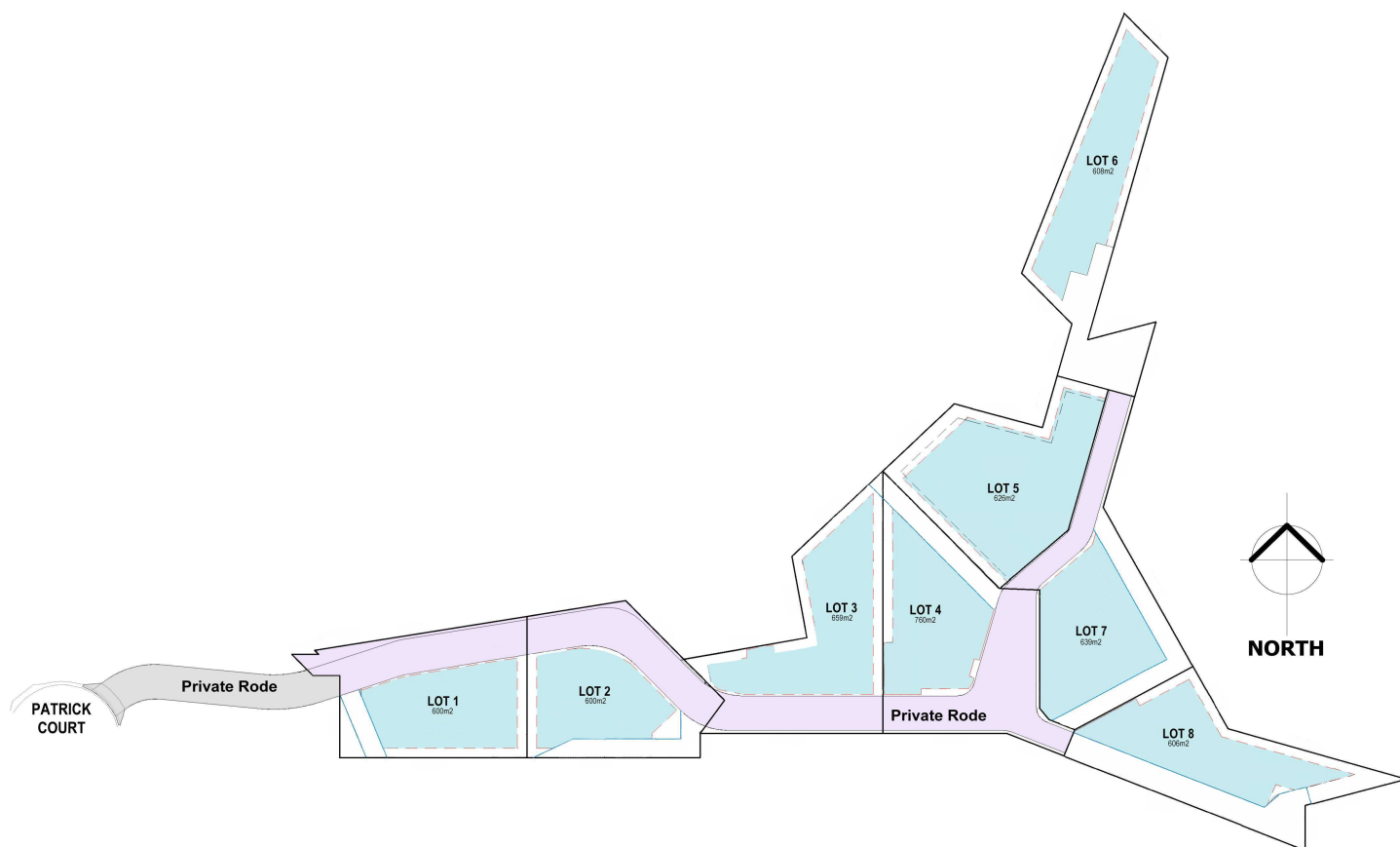
Waterford Prestige Estate offers you different size and shape blocks to suit your lifestyle and special home design. The Estate is located at the end of a cul-de-sac plus the private road of the Estate, is owned by the residents of the Estate ensuring minimal traffic.

I don't think you would find land in a more perfect position and in a very established area like the Waterford Prestige Estate.

Subject to approval these blocks could be used for Duplex, Dual Key or NDIS investment properties.



Waterford Prestige Estate



Lot	Area	Price	Status
1	600m ²	\$420,000	U/C
2	600m ²	\$420,000	SOLD
3	659m ²	\$430,000	SOLD
4	760m ²	\$450,000	Available
5	626m ²	\$450,000	Available
6	608m ²	\$430,000	SOLD
7	639m ²	\$450,000	Available
8	606m ²	\$450,000	Available
All Blocks are NOW Registered.			
Subject to approval these blocks could be used for Duplex, Dual Key or NDIS investment properties.			

Waterford Prestige Estate

23 Patrick Court Waterford West

- ✓ Neighbourhood Shops, Eateries & Medical Centre: about 200m walk.
- ✓ The Queenslander Hotel: about 350m walk.
- ✓ Pizza Hut: about 400m walk.
- ✓ Aldi: about 500m walk.
- ✓ Anytime Fitness: about 350m walk.
- ✓ Marsden Library: about 450m walk.
- ✓ McDonald's: about 600m walk
- ✓ KFC: about 800m walk
- ✓ Marsden Park Shopping Centre: about 800m walk
- ✓ Bus Stop: about 800m walk.
- ✓ Lancaster Park: about 900m walk.
- ✓ Scrubby Creek Trail & Chambers Flat Road Park: about 650m walk.
- ✓ Marsden State High School: about 1.3km walk.
- ✓ JJ. Smith Park: about 1.9km.
- ✓ Waterford West State School: about 3km.
- ✓ Kingston Station: about 3.5km.
- ✓ Kingston State College: about 3.7km.
- ✓ Groves Christian College: about 3.7km.
- ✓ Loganlea Station: about 4.5km.
- ✓ Logan Hospital: about 4.8km.
- ✓ TAFE Qld. Loganlea Campus: about 5km.
- ✓ Marsden Golf Driving Range: about 5km.
- ✓ Griffith University Logan Campus: about 5.5km.
- ✓ Berrinba Wetlands Park: about 6km.
- ✓ Browns Plains Shopping District: about 7.5km.
- ✓ Hyperdome Shopping Centre: about 11km.
- ✓ Brisbane CBD about: 31km.
- ✓ Brisbane Airport about: 39km.
- ✓ Gold Coast: about 58km.

Please note: (*Information supplied by Google Maps)



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The fees for a purchase are \$880.00. I offer Lion Realty clients a discount of \$75.00, bringing it down to only \$805.00 plus disbursements and searches,

I service the whole of the Brisbane area. I am happy to help clients after hours and on week-ends.

Disclaimer: All information contained herein is gathered from sources we consider to be reliable however, we cannot guarantee or give any warranty about the information provided and interested parties must solely rely on their own enquiries.

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