



**SOLD**

## SOLD BY RICHARD WILLIAMS WITH FREE MARKETING!

This beautifully presented dual living property on a large 635sqm block is ready for its new owners to call home. Be it an investment or owner occupied this property is perfect for families. Located at the sought after Northern end of Woodridge this property is sure to please.

Upstairs features 3 generous sized bedrooms, a refreshed kitchen with laminate flooring, modern bathroom and toilet and a split system air conditioning in the lounge area. Each window has views of trees and greenery and an abundance of natural light.

An incredible bonus downstairs you have an additional living space and bedroom, a kitchen and bathroom that offer the perfect opportunity for dual living. This additional space will appeal to buyers looking for a teenage retreat or extra space for extended and growing families.

The house has front and rear decks perfect for entertaining and the yard has been well maintained.

Features include:

- 3 bedrooms upstairs
- Master bedroom with built-in robe
- Updated kitchen with plenty of cupboard space
- Spacious lounge/dining area with split system air conditioning
- Front and back deck for your morning coffee with early morning sunrise views

Extra features downstairs:

- 4th bedroom with separate bathroom
- Second Kitchen with tiled splashback
- Generous living area

General:

- Front & back balconies
- Fully fenced block on 635sqm
- Plenty of off street parking

**4 BED | 2 BATH | 2 CAR**

**PRICE:**  
**\$550,000**

**OPEN FOR INSPECTION:**  
**N/A**



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Ground Floor



First Floor

6 Nyanza Street, Woodridge  
Internal: 137m<sup>2</sup> | External: 26m<sup>2</sup> | Total: 163m<sup>2</sup>

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Plans shown are only indicative of layout. Dimensions are approximate.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.