



SOLD

FANTASTIC OPPORTUNITY: RENOVATE FOR PROFIT OR PERSONALIZE FOR PEACEFUL LIVING

Welcome to this charming townhouse, located in one of Woodridge's premier complexes, which is currently vacant. The property's location is ideal, with proximity to public schools, parks, childcare centres, libraries, sports and leisure facilities, public transportation, and shopping centres, making it an excellent choice for families and individuals alike. You'll have easy access to the Pacific and Gateway motorway, so you'll be just 25 minutes away from Brisbane CBD. This allows you to enjoy all Brisbane offers, and the Gold Coast is a mere 50-minute drive away. This spacious property is perfect for investors looking for high rental yields or homeowners seeking a peaceful retreat. Plus, it has low body corporate fees, making it even more attractive.

Perfect for first-time homeowners, downsizers, or savvy investors who love renovation, this townhouse features two bedrooms, providing comfortable living space. Currently vacant, this property offers substantial returns.

Highlights of the property:

- This townhouse is situated at the end of the complex and boasts a great view from its windows. It has two bedrooms, both with built-in wardrobes. The first bedroom has two wardrobes and a ceiling fan.
- The bathroom has a vanity, shower, and bathtub.
- The living area is spacious and equipped with a ceiling fan.
- The kitchen is well-designed, and there are convenient indoor laundry facilities.
- Security screens, secure lock-up garage, and a paved courtyard for entertaining.
- Private Courtyard
- A security camera was installed in the complex for peace of mind.
- Well-maintained complex with low body corporate fees.

For Investors:

- Rental appraisal: \$380-\$400 per week.
- The council rate, including the water bill, is approximately \$908.00 per quarter, and the corporate fee is \$750, including insurance for six months.
- Positioned in a rapidly growing area, securing long-term investment potential.

2 BED | 1 BATH | 1 CAR

PRICE:
\$328,055

OPEN FOR INSPECTION:
N/A



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