



FOR SALE

CHARMING 2-BED TOWNHOUSE IN WOODRIDGE: IDEAL FOR HOMEOWNERS AND INVESTORS!

This charming townhouse is located within one of Woodridge's premier complexes, offering a spacious and welcoming residence. It is perfect for those looking to downsize, first-time homeowners, or savvy investors seeking a hassle-free addition to their portfolio with excellent rental yield. This property is located in the rapidly growing southeast Brisbane area and is beautifully presented. It boasts two nice and tidy bedrooms that offer a stylish and comfortable living space. The current tenants have been thoroughly vetted for quality, paying \$340 per week in rent. The lease agreement is valid until May 2024.

Property Highlights:

- There are two bedrooms in the house, both of which have built-in wardrobes and air conditioning.
- Family-friendly bathroom with modern vanity, shower & tub
- The living area is quite spacious and features a tiled floor.
- Spacious kitchen
- Laundry Inside
- Security screens ensuring peace of mind
- Secure lock-up garage
- Paved private courtyard perfect for entertaining
- Security Camera on the premises
- Well-maintained complex
- Low Body Corporate

For Investors:

- Rental Appraisal: \$360-\$390 per week
- Appealing to quality tenants, promising substantial returns
- Poised in a rapidly growing area, securing long-term investment potential
- Currently tenanted at \$340 per week, lease expiration: 23/05/2024
- Low Body Corporate

Location:

5/33 BRUCE ROAD WOODRIDGE QLD 4118

2 BED | 1 BATH | 1 CAR

PRICE:
\$280,000

OPEN FOR INSPECTION:
N/A



Yogi Sharma

0424836194

yogi.sharma@atrealty.com.au

www.atrealty.com.au