



FOR SALE

HIGH-YIELD INVESTMENT OPPORTUNITY IN WOODRIDGE. SECURE INCOME WITH A LONG-TERM TENANT IN PLACE. LOW BODY CORPORATE.

Investor's Dream in a Prime Location

Introducing 6/145 Kingston Road, Woodridge—a double-story townhouse offering an exceptional investment opportunity with immediate rental income. Nestled in a quiet, well-maintained complex of just 15 townhouses, this property is perfect for savvy investors looking to secure a high return on investment in a strategic location.

Long-Term Tenant Already in Place

This property already has a long-term tenant. It is leased until July 2025 at a rental income of \$350 per week. This ensures a steady cash flow from day one, providing peace of mind and a hassle-free investment experience.

Modern and Low-Maintenance Living

This townhouse offers a practical layout designed to maximize space and comfort:

Ground Floor: The ground floor's open-plan living and dining area features a carpeted floor that seamlessly connects to a fully fenced brick-paved courtyard, perfect for tenant enjoyment with minimal maintenance required.

Kitchen: The well-equipped L-shaped kitchen includes ample storage, an electric cooktop, and a new freestanding oven (replaced in June), making it a functional space for everyday living. A discrete laundry area adjacent to the kitchen adds to the convenience.

Bedrooms: Upstairs, the property offers two generously sized, carpeted bedrooms. The master bedroom includes built-in wardrobes, and both bedrooms have new ceiling fans that were replaced approximately six months ago.

2 BED | 1 BATH | 1 CAR

PRICE:

Offers Over \$378,000— Low Body Corporate Fees!

OPEN FOR INSPECTION:

N/A



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Areas:	
Lower Floor :	37.5m ²
Upper Floor:	42.4m ²
Garage:	17.5m ²
Total	97m²

6/145 Kingston Road , **WOODRIDGE**



This floorplan is not to scale; measurements are indicative and in meters. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.

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.