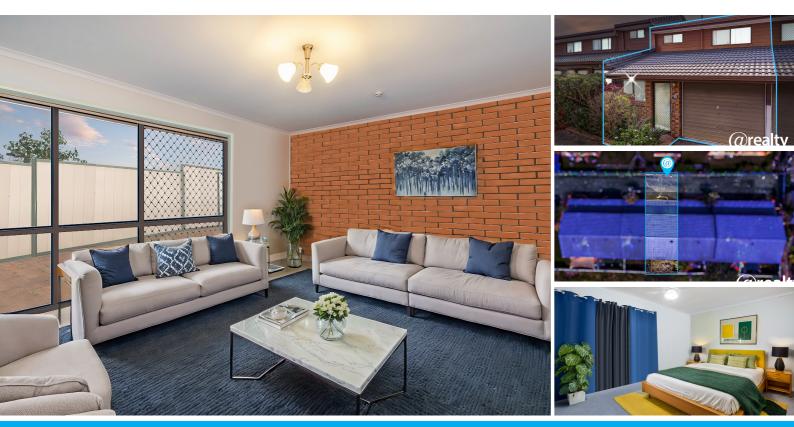
6/145 KINGSTON ROAD WOODRIDGE





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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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.



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