



FOR SALE

PERFECT BLEND OF COUNTRY CHARM AND MODERN CONVENIENCE.

Price Guide: \$790,000 - \$830,000

Property Size: 200m²

Land Size: 698m²

Year Built: 2021.

Property Features:

4 Generously Sized Bedrooms

2 Modern Bathrooms – Master with ensuite.

2 Spacious Living Areas – Perfect for entertaining and family time.

Double Lock-Up Garage.

Contemporary open-plan kitchen with high-end appliances and plenty of storage.

Large 698m² block – Ideal for outdoor activities, gardening.

Tenancy Information:

Currently Tenanted: Until 05/09/2025

Rental Income: \$660 per week. Rental estimate \$680 approx.

Why Woodford?

Nestled in the scenic Moreton Bay Region, Woodford offers a peaceful, family-friendly atmosphere while remaining close to essential amenities, schools, parks, and shops. It's the perfect blend of country charm and modern convenience.

Convenient Location

Positioned midway between Brisbane and the Sunshine Coast, Woodford offers easy access to city conveniences while retaining its rural charm.

Good road links via the D'Aguilar Highway and nearby public transport options provide connectivity.

4 BED | 2 BATH | 2 CAR

PRICE:

ALL BUYERS \$780,000 - \$830,000

OPEN FOR INSPECTION:

N/A

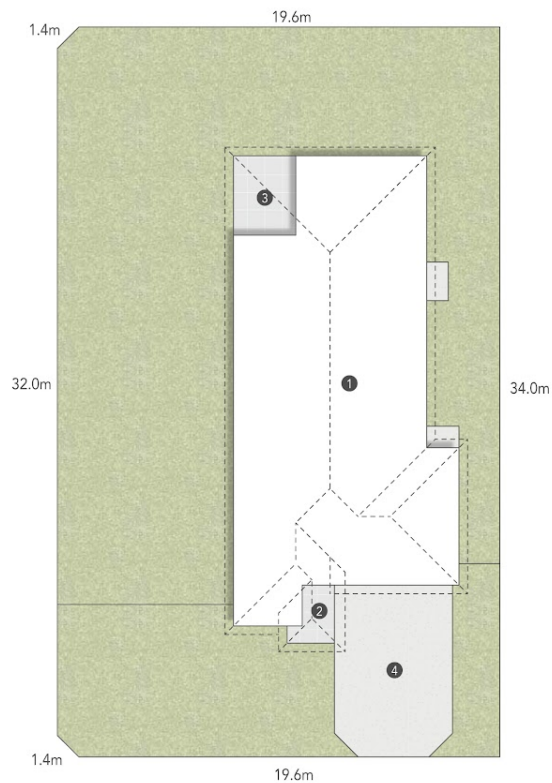


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SITE PLAN LEGEND

1. Residence
2. Porch
3. Patio
4. Driveway

54 Hamilton Road WOODFORD

699 m²

4 Bed

2 Bath

2 Car

Internal: 185 m²

External: 15 m²

Total: 200 m²

This is not a legal document. All measurements and images are for illustrative purposes only. Floor plans are intended to give a general indication of the proposed layout only and should only be used as such by any prospective buyer

imagescollab.

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.