



SOLD

AFFORDABLE LOW-SET BRICK HOME | SUPER LOW BODY CORP IN WOODRIDGE | GREAT ROI!

Welcome to Unit 5/3 Bruce Road, a delightful low-set brick 2-bedroom, 1-bathroom home ideally positioned at the front of a secure and compact complex for ultimate convenience. Offering low body corporate fees and excellent affordability, this property presents a fantastic opportunity for first-home buyers, downsizers, and savvy investors seeking great ROI. Lovingly maintained by an owner-occupier, the home has been well looked after, showcasing its excellent condition and move-in-ready appeal. Designed for easy living and minimal maintenance, it features a functional layout, modern comforts, and an unbeatable location close to all amenities. Don't miss out on this solid investment!

Property Highlights:

- Low-set brick home – No stairs, easy accessibility for all ages
- Situated in a nice & quiet complex with only 10 townhouses, mostly owner-occupied
- Open-plan living & dining with ceiling fan for year-round comfort
- Spacious kitchen with electric appliances, rangehood & ample storage
- Two generous bedrooms with built-in robes & ceiling fans
- Neat & tidy main bathroom with practical design
- Private rear paved courtyard – low-maintenance & perfect for relaxation
- Secure single lock-up garage + covered large patio paved area with ceiling fan
- Separate internal laundry off the kitchen for added convenience
- Solar panels installed – 2.5kW system for energy efficiency

Investment & Strata Details:

- Rental Appraisal: \$410-\$440/week
- Body Corp: Approx. \$26.92 Per Week (Admin, Building Insurance & Sinking Fund)
- Rates & Water: Approx. \$900/Pq
- Gross Rental Yield: Approximately 5.33%

Why Invest in Woodridge?

- In the last 12 months, unit prices have grown by 41.8%, indicating significant future growth potential.
- High rental demand and strong yields for investors
- Excellent transport links for easy commuting

2 BED | 1 BATH | 1 CAR

PRICE:
\$418,000

OPEN FOR INSPECTION:
N/A



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All information contained in this document is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to measurements, dimensions, layout, furniture and descriptions.

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.