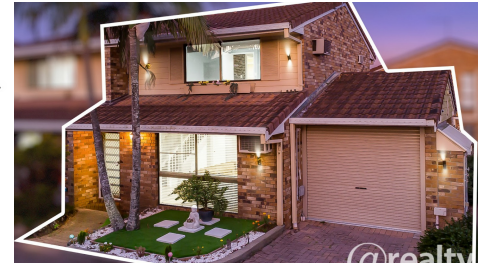




Yogi Sharma
SALES SPECIALIST



SOLD

LOW-MAINTENANCE TOWNHOUSE IN A PREMIER COMPLEX (CORNER POSITION) MOVE-IN READY

Perfect for downsizers, first-home buyers, or savvy investors, this beautifully presented corner position, low body corporate, move-in-ready townhouse delivers easy living in a secure, well-maintained complex in Woodridge—right in Brisbane's fast-growing south-east corridor.

Key Features:

- Corner/end position with extra outdoor space and only one common wall.
- Tastefully decorated interiors; front and rear yard areas freshly painted for a crisp, low-maintenance finish.
- Air conditioning in the living area and both bedrooms for year-round comfort.
- 2 generous bedrooms — each with built-in wardrobes.
- Family bathroom with modern vanity, shower and bathtub.
- Spacious living and dining areas with hybrid flooring.
- Well-appointed kitchen with great storage.
- Internal laundry and security screens throughout.
- Single lock-up garage plus visitor parking.
- Private paved courtyard—ideal for relaxing or entertaining.
- Security cameras on site; well-maintained complex.
- Low Body Corporate fees.
- Furniture option available (selected items can be included, enquire for details).

Investor Highlights

- Rental appraisal: \$420–\$450 per week.
- Strong tenant appeal and low vacancy (0.4%) in a growth location.
- Low holding costs enhance long-term returns.

Outgoings (approx.)

- Council rates: \$900-1000.00 per quarter, including the water bill
- Low Body Corporate fee: approx. \$38.46 per week, including sinking fund, admin fee, and insurance.

2 BED | 1 BATH | 1 CAR

PRICE:
\$550,555

OPEN FOR INSPECTION:
N/A



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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.

5/33 Bruce Road, **WOODRIDGE**



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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