

15/45-47 Defiance Road, Woodridge, Qld 4114



Sold House

Thursday, 24 August 2023

15/45-47 Defiance Road, Woodridge, Qld 4114

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House

\$340,000

Unit 15 at 45-47 Defiance Road the perfect addition to your portfolio or equally an excellent low-maintenance buy for the first homeowner! With a flowing floorplan and neat and tidy finish this beautiful 3 bedroom townhouse! On the lower level you enter into the open living/dining of the home. There is plenty of space here and room to really make it your own. Stepping into the kitchen you'll love that this space is light and bright and has ample storage. Overlooking the courtyard, this space has been a little overlooked, but you can certainly see the potential to have a lovely area to enjoy your afternoon cup of tea and a lovely summer sky. Moving upstairs there are good sized bedrooms, all upstairs with built-in wardrobes and ceiling fans while the main bedroom also includes an ensuite bathroom. The other 2 bedrooms are serviced by the spacious family bathroom with shower, bath, vanity unit and toilet. Other features include a covered outdoor entertaining area, remote single lock-up garage with laundry on the back and internal access, 3rd toilet on the lower level and storage space beneath the stairs. Property Highlights: * Modern Kitchen with Dishwasher & Rangehood * Large Lounge with Air-Conditioning * 3 Spacious Bedrooms with Built-in Robes and Ceiling Fan * Main Bedroom with Ensuite * Main Bathroom with Shower over Bath, Vanity and Toilet * Laundry area in Garage * 3rd Toilet Downstairs * Extra Storage under Stairs and Storage Cupboard * Gated Courtyard with Covered Patio * Remote Single Lockup Garage with Internal Access * 2nd Parking Space at front of Garage * Body Corp Fees approx. \$80 per week * Council Rates and Water Approx. \$750 to \$850 depending on water consumption * Separately Water Metered * Underground water tank that services the Outside Taps, Toilets & Laundry * Gas Hot Water * CCTV throughout the complex. * Currently rented at \$390.00 p/w * Lease until January 2024 and they would love to stay on. With the townhouses market moving fast, don't miss this gem! If you're in the market for your first home, investment or building a portfolio number 15 is for you! Call Keny Guerra today to arrange an inspection.