

**5/33 Bruce Road, Woodridge, Qld 4114**



**Sold Townhouse**

Friday, 3 November 2023

5/33 Bruce Road, Woodridge, Qld 4114

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 95 m2**

**Type: Townhouse**



**YOGI SHARMA**  
0424836194

**\$313,555**

This charming townhouse is located within one of Woodridge's premier complexes, offering a spacious and welcoming residence. It is perfect for those looking to downsize, first-time homeowners, or savvy investors seeking a hassle-free addition to their portfolio with excellent rental yield. This property is located in the rapidly growing southeast Brisbane area and is beautifully presented. It boasts two nice and tidy bedrooms that offer a stylish and comfortable living space. The current tenants have been thoroughly vetted for quality, paying \$340 per week in rent. The lease agreement is valid until May 2024.

**Property Highlights:-** There are two bedrooms in the house, both of which have built-in wardrobes and air conditioning.- Family-friendly bathroom with modern vanity, shower & tub- The living area is quite spacious and features a tiled floor.- Spacious kitchen- Laundry Inside- Security screens ensuring peace of mind- Secure lock-up garage- Paved private courtyard perfect for entertaining- Security Camera on the premises- Well-maintained complex- Low Body Corporate

**For Investors:-** Rental Appraisal: \$360-\$390 per week- Appealing to quality tenants, promising substantial returns- Poised in a rapidly growing area, securing long-term investment potential-Currently tenanted at \$340 per week, lease expiration: 23/05/2024- Low Body Corporate

**Location:-** Proximity to Trinder Park Train Station (700m) and Woodridge Train Station (850)- Woodridge North State School and other amenities within a 5-minute drive- Easy access to Logan Central Plaza, Kuraby, Underwood, and Logan Central Shopping Centres- Convenient accessibility to the Gateway Motorway, Brisbane CBD, and Gold Coast

**Additional Details:-** The living and kitchen areas have tiled flooring.-Enjoy year-round comfort with air conditioning in the living room and bedrooms.- The Council rate is approximately \$908.00 per quarter, and the Corporate fee is \$750 per six months

To arrange an inspection, please call Yogi on 0424 836 194. Discover the perfect blend of comfort, convenience, and value in this meticulously maintained townhouse.

**Disclaimer:**Please note that despite our best efforts to ensure the accuracy of the images and details provided, neither the vendor nor the agent can provide a warranty as to their accuracy. If you are interested in the property, we strongly suggest you inspect it and conduct research to satisfy yourself. Please be aware that virtual furniture may have been used in the images, and while we have done our best to ensure its accuracy, we cannot guarantee it. We also do not accept liability for any errors or omissions, including those related to a property's land size, floor plans and measurements, building age, and condition.