

**58/188 Ewing Road, Woodridge, Qld 4114**

**Townhouse For Sale**

Thursday, 13 June 2024



58/188 Ewing Road, Woodridge, Qld 4114

**Bedrooms: 2**

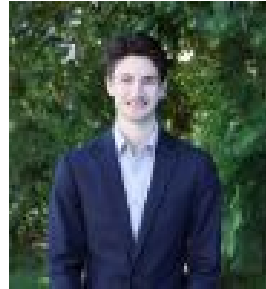
**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



Marvin Wong  
0730991718



Marley Pollock  
0730991718

## Offers Over \$350,000

Welcome to 58/188 Ewing Road, nestled in the heart of the sought-after Tudor Villages Townhouse Complex, this charming townhouse offers the perfect blend of comfort, convenience, and community amenities. perfect for first-time buyers, young families, or savvy investors looking to expand their portfolio. Key Features:

- **Freshly Updated:** Enjoy the fresh ambiance with newly painted walls, brand-new carpets, and floor coverings throughout the townhouse.
- **Bedrooms:** This home boasts two spacious bedrooms, each fitted with built-in wardrobes, ensuring ample storage space. Additionally, there's a cozy study nook, perfect for a home office or reading corner.
- **Bathrooms:** The main bathroom is equipped with both a shower and a bathtub, providing flexibility for relaxation or a quick rinse. A convenient powder room is located downstairs for guests.
- **Living and Dining:** The open-plan living and dining area offers a welcoming space for family gatherings and entertaining. The layout ensures a seamless flow between spaces.
- **Kitchen:** The well-appointed kitchen features an electric oven and stove, making meal preparation a breeze.
- **Outdoor Space:** Step outside to your private courtyard, an ideal spot for outdoor dining or a small garden.
- **Parking:** The property includes a single car lock-up garage, providing secure parking and additional storage options.
- **Laundry:** The laundry is fitted with space for a washing machine and features a sink with storage underneath.

**Community Amenities:**

- **Gated Complex:** Tudor Villages Townhouse Complex offers peace of mind with a gated entrance, ensuring privacy and security for residents.
- **Swimming Pools:** Take advantage of the two sparkling swimming pools within the complex, perfect for cooling off during hot summer days or enjoying a leisurely swim.

**Conveniences**

- Bus Stop – 200M
- Bunnings Underwood – 1.2km
- Train Station – 2.5km
- Underwood Marketplace Shopping Centre – 3km
- Logan Central Plaza Shopping Centre – 7km
- Brisbane CBD - 22km

**House Keeping**

- Body Corporate Fees - Approximately \$520.00 Per Quarter.
- Balance of Sinking Fund - \$146,221.87 as at 30th April 2024.
- Rental Appraisal - \$380-\$420 per week.

Whether you are looking for a comfortable home for your family or an excellent investment opportunity, this charming townhouse in Tudor Villages fits the bill. Get in touch to experience the best of Woodridge living at 58/188 Ewing Road. Disclaimer: All information contained herein is gathered from sources we believe to be reliable. ARENA Property Agents and its staff will not be held responsible for any act or omission arising from the accuracy of such material. We cannot guarantee its accuracy and interested persons should rely on their own enquiries. Such enquiries should include, but in no way limited & directed, to your legal representative, any local authorities, the Contract of Sale and in the event of a Unit, Strata Title or Community Title, refer to the Body Corporate, Community Management Statement & Disclosure Statement for any information on the property, Common Property & Exclusive use areas, that may directly or indirectly affect this property.