

# 7/27 Southgate Drive, Woodridge, Qld 4114

## House For Sale

Friday, 15 March 2024



7/27 Southgate Drive, Woodridge, Qld 4114

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 287 m2

Type: House



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DERRICK WILLIAMS  
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## Contact Agent!

Welcome to the Shannon Court Villa's! Nestled in a tranquil cul-de-sac in the middle of Southgate Drive, this home offers the best of suburban living with unbeatable convenience. Located mere minutes from major main roads like Compton Road and Kingston Road, means you're just a short drive away from vibrant new marketplaces in Underwood and Sunnybank. Whether you're craving late-night eats, hitting the gym, catching a movie, or planning a memorable date night, everything you need is within easy reach. But the perks don't stop there. With seamless highway access, Brisbane CBD and the Gold Coast are practically at your doorstep. Surrounded by new developments and amenities, this property epitomises modern comfort and accessibility. Whether you're embarking on your property journey or expanding your investment portfolio, this is an opportunity you won't want to miss.

- Low-set and free-standing Villa
- Very quiet and private complex, tucked away in a cul-de-sac
- Three well-appointed and sized bedrooms offering space & two bedrooms included built-ins
- Kitchen is stylish & functional, equipped with modern appliances and ample storage space
- Clean and modern bathroom providing a soothing sanctuary
- Private courtyard with direct access to the lock up garage which includes a spacious storage double cabinet
- Sought-after location with proximity to shopping centres, restaurants, schools, and public transportation
- Council rates of approximately \$900//per quarter for smooth functioning and maintenance
- Body corporate fees of approx. \$450//per quarter including insurance for common areas upkeep and security
- Currently rented until 5th August at \$400//per week
- Potential rental income of \$450 to \$500pw making it an attractive investment opportunity

Disclaimer: All information provided has been obtained from sources we believe to be accurate. However, we cannot guarantee the information is accurate and accept no liability for errors or omissions. (including but not limited to a property's land size, floor plans and size, building age and condition) Interested parties should make their own enquiries and obtain their own legal advice.