

36/45 Nyanza Street, Woodridge, Qld 4114



Unit For Sale

Wednesday, 26 June 2024

36/45 Nyanza Street, Woodridge, Qld 4114

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



EMMA WALTER
0404478102



QUIN ONEILL
0498077789

OFFERS OVER \$480,000+

We are excited to welcome you to this very modern owner-occupied lowset unit. From the moment you step inside you will understand how much this property has been looked after. Located in the highly desirable and secure complex known as "Conniston" at 45 Nyanza Street, Woodridge. This charming two-bedroom, one-bathroom residence offers a tranquil ambiance, complemented by access to a shared pool and tennis court, ideal for relaxing on sunny days. The garage is currently utilized as extra living space, with the driveway available for parking and ample additional visitors parking. You can either enjoy this additional space as the current owners do as additional family accommodation or revert it to its original use for your car. The security of a gated community and on-site management really puts your mind at ease, this spacious two-bedroom residence appeals to both owner-occupiers and astute investors with a rental appraisal at \$500 - \$530 per week (this has not been tenanted for over 12 months, just owner occupied). Features of this lovely lowset unit are:- Two spacious bedrooms with built-in wardrobes and air conditioning- Single Garage utilized as extra living space and driveway parking- Beautiful and spacious bathroom with large shower- Tiled living areas throughout- Kitchen with ample cupboard space and breakfast bar- Beautifully maintained courtyard- Single lock-up garage- Security-gated complex with tennis court and in-ground swimming pool- Combined, large lounge and dining space with ceiling fan and split system air-conditioner- Separate internal laundry room with access to back courtyard- Outdoor awnings on kitchen and lounge room windows- Single car garage this is currently used for a guest room as there is secure parking on the driveway for one car- Beautifully landscaped stunning and private courtyard for entertaining- Secure gated complex "Conniston" with shared pool and tennis court- Garden shed- Rental Appraisal: \$500 - \$530 per week- Built approx. 1980 Body Corporate Fees: Sinking and Admin Fund approximately \$3041.92 per year \$753.73 per quarter, \$58 per week (disclosure available on request).- Logan City Council Rates approximately \$384pq It is within walking distance to bus stop outside the complex, but if you prefer the train then Trinder Park Train Station is minutes up the road or Sunnybank Hills Shopping Centre is also 10 minutes' drive away. Call Emma or Quin today.**Regarding parking in the complex, we ask you to either park outside or use the visitor parking spaces inside. The agent will let you into the complex at the open home, Please be mindful of other residents when parking only using the visitor car parks. Upon entering, keep to the left and proceed to number 36. We look forward to meeting you there.Disclaimer: We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.