



13/128 Smith Road, Woodridge

SOLD BY KEVIN AHN & SIENNA KIM

Nestled within the gated Stratford Greens residential estate, this charming Tudor-style townhouse is fresh from a mini-makeover and would make an ideal first property purchase or a savvy investment acquisition.

Highlights:

- 2-storey brick townhouse with single garage in a gated estate close to all amenities
- New hybrid flooring & downlights in combined living/dining area & adjacent kitchen
- 2 carpeted bedrooms upstairs, master with WIR, BIR in the other, 2 closets on landing
- Full bathroom upstairs with a shower + a powder room below next to the laundry
- Tenanted till April 2026 at \$340/week, with current rental appraisal of \$420 - \$450 per week.
- Reasonable \$3,841/year Body Corporate

A pitched roof and timber detailing across the upper facade of this townhouse gives it a refreshing European look that contrasts nicely against the textural brickwork below. Inside, the switch to fashionable timber-look floating floors has amped up the style-factor

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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FOR SALE

Please Call

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AGENCY

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downstairs, where a neat kitchen brimming with white cabinets and all-electric appliances, overlooks a combined living/dining area framed by an exposed brick wall.

The dining side opens onto a decent-sized covered patio and a compact, timber-fenced yard with raised garden beds, perfect for growing veggies; there's a handy downstairs powder room too, just next to the laundry.

As in the living/dining hub, white-washed exposed brick creates a feature element in the 2 carpeted bedrooms above. The larger master has a WIR, the other fitted with built-ins - both share the upstairs bathroom, which is a self-contained space with a shower-over-half-tub.

The property's secure single garage lies conveniently just out front, and it's a short run from here to Logan Central Plaza (Coles, Kmart), Bunnings & Woodridge State High. Better still, you can walk to ELC & kindy, local takeaway spots, Woodridge North State School, handy bus stops, Parklands Plaza (Foodworks) and Ewing Park.

With only a few months left on the current tenancy, there's not long to wait before you can move into the property yourself or, following a fresh appraisal, negotiate your own terms with the existing long-term renters.

There's lots to love here and interest will be high. Contact Team Kevin Ahn today!

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Sunday & Summer Property Specialists Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners
ABN 56 653 127 701 / 21 107 068 020

MORE DETAILS

Property ID	B3HDF4R
Property Type	Townhouse
Land Area	91 m2
Including	Toilets (2) Intercom Courtyard Floorboards Built-in-Robes Secure Parking Fully Fenced

Kevin Ahn 0400 098 188

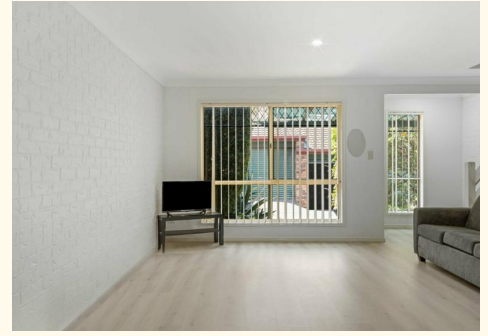
Agent/Independent Contractor | kevinahn@ljhsbh.com.au

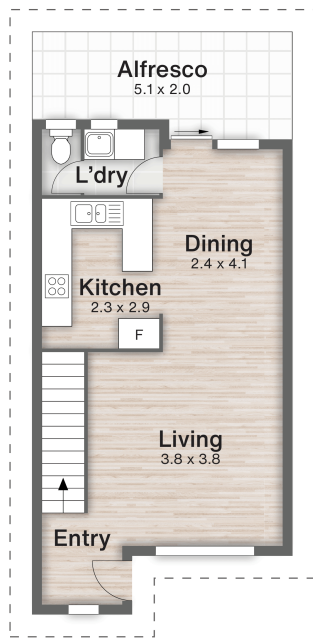
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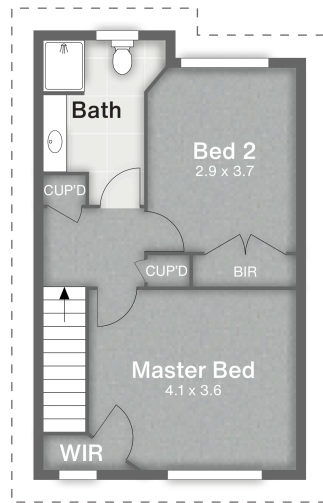
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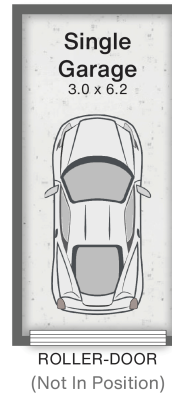




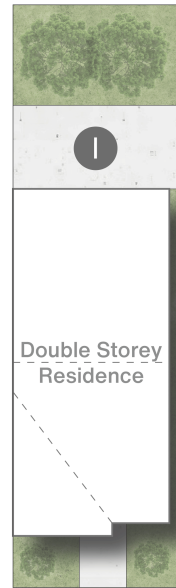
GROUND FLOOR



FIRST FLOOR



1 Alfresco



SITE PLAN



13/128 Smith Road WOODRIDGE

2 | 1 | 1 | 91m²

LJ Hooker Property Partners

All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.