




31/33 Bruce Road, Woodridge

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SOLD BY BENJAMIN LEONG & JONAS LEONG

Along with fashionable new bamboo flooring and a recently refurbished kitchen and bathroom, this 2-storey townhouse inside Pine Gardens estate comes with secure parking for 2 cars and a spacious undercover patio, perfect for alfresco entertaining at home. To top it off, the body corporate fees are currently just \$850 for 6 months.

Highlights:

- Bamboo floors in the downstairs open-plan kitchen/living/dining hub & bathroom above
- Soft close kitchen cabinets, modern induction cooktop & stainless-steel oven
- 2 carpeted beds on first floor, both with BIRs & split system AC, a third AC in the lounge
- Tiled walls to the ceiling in the refurbished bathroom, floating vanity unit with 2 sinks & a shower
- Secure 2 car tandem carport open to the rear patio, leafy garden beds along the back fence

Complementing the property's updated interior - including the installation of an induction cooktop - is a solid array of solar panels on the 2 rooflines, ready to convert Brisbane's abundant sunshine into

FOR SALE
Under Contract

AGENTS

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AGENCY

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

hip pocket savings for the lucky new occupants.

Inside, the air-conditioned ground floor is a light-filled space bringing together the renovated kitchen with lounge and dining functionality. Bamboo floors add a modern feel, the dining end extending onto a generous concreted undercover alfresco entertaining area framed by a raised garden bed.

Upstairs, carpet on the landing continues through 2 bedrooms, both with split system AC, the front one the larger and with double the built-in closet capacity. In the refurbished bathroom, mirrored storage sits above a floating vanity with twin sinks, the shower is glass-enclosed, the walls tiled to the ceiling, and the floors also fitted with bamboo boards - likewise, the toilet next door.

On foot, you can reach Trinder Park train station in 10-minutes to embark on breezy city commutes, and Woodridge North State School in 15. All other amenities, including a smorgasbord of retail/supermarket hubs (Station Shopping Centre, Smith Road Shopping Village, Parklands Plaza, Logan Central Plaza, Underwood Marketplace) and Woodridge State High - are reachable in a short drive from the double tandem carport.

The current owner has moved out and moved on to new lodgings, so this property is primed for sale and essential viewing for both owner occupiers and investors.

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Inspired by Family Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners
ABN 15 622 283 596 / 21 107 068 020

MORE DETAILS

Property ID	B43AF4R
Property Type	Townhouse
Including	Air Conditioning Toilets (1) Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Fully Fenced Solar Panels

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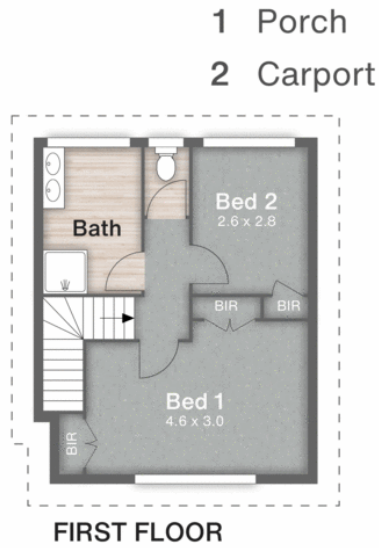
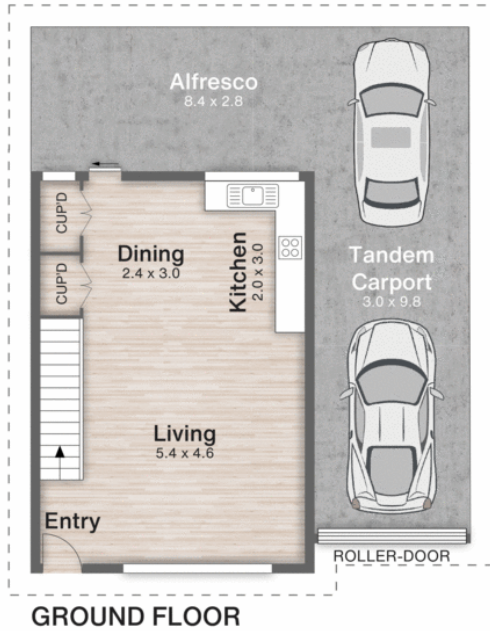
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Unit 31/33 Bruce Road **WOODRIDGE**

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