

Woodridge, 7/31 Nyanza Street

SOLD By Trudy Weaver

Affordable Investment Opportunity —Get in the Market at a Great Price!

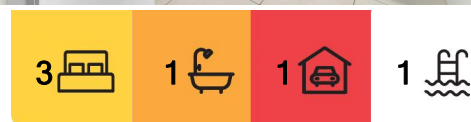
Welcome to 7/31 Nyanza Street, Woodridge! A Low-Maintenance 3-Bedroom Villa with modern comforts having been recently renovated to offer the perfect blend of comfort, convenience, and security. Nestled in the heart of Woodridge, within the well-maintained, secure gated complex of 'Silvapine Villas', this property offers a relaxed lifestyle with minimal upkeep, making it ideal for first-time buyers, small families, or savvy investors.

Property Features -

- * Recently Renovated: Freshly updated in recent years, including new flooring throughout, internal repaint, and new window coverings.
- * Spacious Living & Dining: A light-filled open-plan living and dining area with air conditioning, providing comfort year-round.
- * 3 Well-Positioned Bedrooms: All bedrooms have been recently refreshed with new paint



Disclaimer: 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.



For Sale
\$470,000

View
ljhooker.com.au/1ZJHHGS

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1300 360 388

and carpets, offering a peaceful retreat.

- * Ceiling Fans & Vertical Blinds: Ceiling fans throughout and vertical blinds for added convenience and comfort.
- * Functional Kitchen: Fully equipped kitchen with freestanding electric cooker, ample cupboard storage and ample space for a large modern fridge.
- * New Bathroom/Laundry: Renovated bathroom and laundry for a fresh, modern feel.
- * Single-Level Living: Enjoy easy accessibility with no stairs.
- * End Unit: Extra privacy and a spacious feel as an end unit in the complex.
- * Carport: 1 x carport space located directly outside your own villa.
- * Visitor Parking: Ample parking available for guests onsite.

Currently Tenanted: Ideal for investors looking for an immediate return

Lease Dates: 10/11/2024 - 09/06/2025

Current weekly rent: \$450 per week

Convenient Location:

- * Just a 20 meter walk to the nearest bus stop and park
- * 3 minute drive to Trinder Park Station
- * 5 minute drive to Woodridge Train Station
- * 5 minute drive to Woodridge North State School
- * 5 minute drive to Bunnings Underwood
- * 5 minute drive to the Islamic College of Brisbane
- * 6 minute drive to Woodridge Parklands Plaza
- * 9 minute drive to Logan Central Plaza
- * 20 minute drive to Brisbane CBD
- * 25 minute drive to Brisbane Airport

Community Amenities:

Step outside to enjoy the complex's premium amenities, including a sparkling swimming pool and a tennis court-perfect for relaxation or recreation. The well-maintained common areas and secure entry provide peace of mind, along with a strong sense of community.

Disclaimer:

Property images may have been digitally altered or staged for marketing purposes and may not constitute a complete representation of the property condition being purchased. Any photographs used by LJ Hooker may only show certain aspects of the property at the time the photographs are taken and any prospective buyer should inspect the property.



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More About this Property

Property ID	1ZJHHGS
Property Type	Townhouse
Including	Air Conditioning Pool Tennis Court Built-in-Robes

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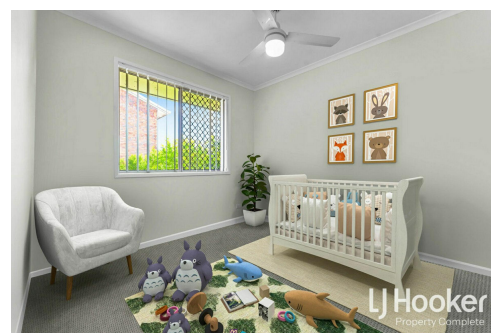
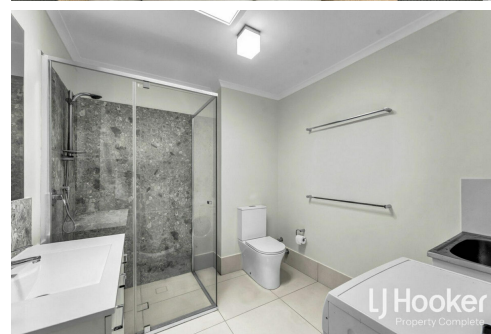
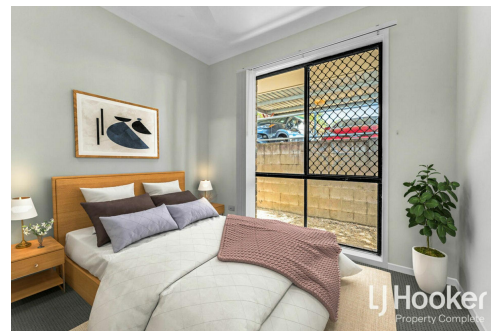
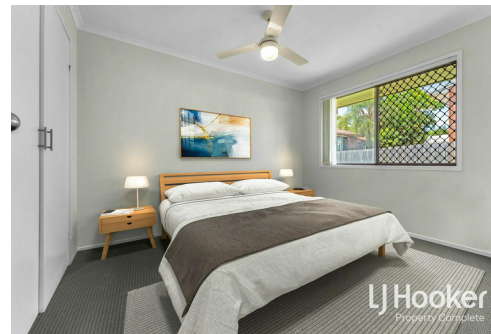
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3 | 1 | 1 | 75 Sqm |

Total approx area includes outside covered areas



Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown



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