



Woodridge, 9/33 Bruce Road

Low-Maintenance Living in the Heart of Woodridge!

Nestled within the well-maintained Pine Gardens community, this charming two-bedroom townhouse is the perfect blend of comfort, convenience, and investment potential. Whether you're a first-time homebuyer, investor, or downsizer, this property offers a low-maintenance lifestyle in a prime location. With modern interiors, a private backyard, and easy access to schools, shopping, and public transport, this is an opportunity you don't want to miss!

Discover Woodridge - A Growing Suburb with Endless Possibilities

Woodridge is a fast-growing suburb in Logan, offering a fantastic balance of affordability and lifestyle. With Smith Road Shopping Centre, multiple schools, and Trinder Park Railway Station just minutes away, everything you need is right at your doorstep. The area is ideal for families and investors alike, thanks to its strong rental demand and excellent connectivity to Brisbane and the Gold Coast.



For Sale
CONTACT AGENT

View
ljhooke.com.au/1WFDGRF

Contact
Benjamin Waite
0431 265 700
sales1@ljhbeenleigh.com.au

Jackson Burley
0432 576 220
sales3@ljhbeenleigh.com.au



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.

LJ Hooker Beenleigh
(07) 3807 7900

Your New Property Features

- **Spacious Open-Plan Living:** The generous lounge area is fitted with warm timber-look flooring, plantation shutters, and a welcoming ambiance-perfect for relaxing or entertaining.
- **Well-Equipped Kitchen:** A bright and functional space featuring ample bench space, storage, and a large window overlooking the backyard, making meal prep a breeze.
- **Two Comfortable Bedrooms:** Both bedrooms include built-in wardrobes, plush carpeting, and large windows that invite plenty of natural light.
- **Modern Bathroom:** A stylish and spacious bathroom with a glass-enclosed shower, contemporary fittings, and a neutral color palette for a fresh and timeless look.
- **Dedicated Dining Area:** A separate dining space adjacent to the kitchen provides the perfect spot for family meals or casual entertaining.
- **Private Outdoor Retreat:** Enjoy a fully fenced backyard with an open patio, ideal for entertaining, gardening, or simply relaxing in the fresh air.
- **Secure Parking:** Single lock-up garage with internal access, plus an additional carport for added convenience.
- **Internal Laundry:** A separate laundry space adds to the home's practicality, making day-to-day chores effortless.
- **Neatly Maintained Complex:** Well-kept common areas and a quiet community atmosphere make this home even more appealing.
- **Low-Maintenance Lifestyle:** A practical floor plan with minimal upkeep required-perfect for busy professionals, small families, or investors.

Your Investment Figures

- **Rental Appraisal:** \$420 - \$460 per week, offering a solid rental return.
- **Tenancy:** Currently tenanted until May 2025
- **Body Corporate Fees:** Administrative Fund: \$1,250 per year (paid in two instalments). Sinking Fund: \$500 per year (paid in two instalments).

Secure Your Future Today!

With its unbeatable location, spacious layout, and strong investment potential, this townhouse won't last long! Whether you're looking to move in or expand your portfolio, this is the perfect opportunity. Contact us today to book an inspection and make this home yours!

More About this Property

Property ID	1WFDGRF
Property Type	Townhouse
House Size	79 m2
Land Area	119 m2

Benjamin Waite 0431 265 700

Licensed Real Estate Agent | sales1@ljhbeenleigh.com.au

Jackson Burley 0432 576 220

Assistant to Benjamin Waite | sales3@ljhbeenleigh.com.au

LJ Hooker Beenleigh (07) 3807 7900

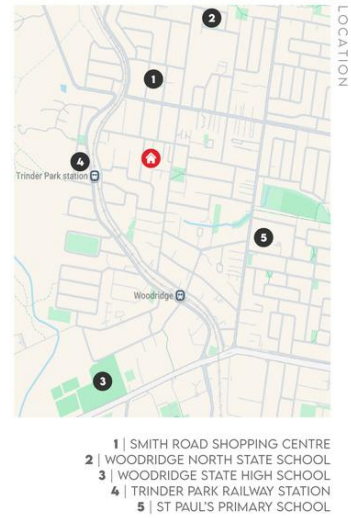
14-16 James Street, BEENLEIGH QLD 4207

beenleigh.ljhooker.com.au | bso@ljhbeenleigh.com.au



LJ Hooker Beenleigh
(07) 3807 7900

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.



9/33 BRUCE ROAD, WOODRIDGE



Internal: 79m² | External: 40m² | Total: 119m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

