



Unit 34/43 Garfield Road, Woodridge

## Effortless Living, Perfectly Positioned in Woodridge

Positioned within walking distance of public transport and everyday amenities, this well-presented two-bedroom townhouse is the kind of property that just works, whatever stage of life you're at.

Set within a quiet, well-maintained complex, the layout is practical from top to bottom. Downstairs, an open-plan living and dining area connects easily with a functional kitchen, offering plenty of bench and storage space, plus a handy servery window that makes entertaining a little easier. Upstairs, two generously sized bedrooms both come with built-in wardrobes and share access to the main bathroom.

Everyday convenience is really the heart of this one. You're just moments from Woodridge Train Station, local schools, shopping centres and public transport options, the sort of location that keeps life simple, commuting easy, and everything you need close at hand.

### Property Highlights:

- Two spacious bedrooms with built-in wardrobes
- Open-plan living and dining area
- Functional kitchen with ample bench and cupboard space
- Well-maintained throughout

2 1 1

### FOR SALE

Submit Offers

### VIEW

By Appointment

### AGENTS

Bala Rajan  
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Sachin Patel  
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### AGENCY

LJ Hooker Browns Plains  
(07) 3800 6554

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.



- Single carport plus visitor parking within the complex
- Quiet, established complex
- Convenient location close to schools, shops, public transport and Woodridge Train Station

#### Rates & Fees:

- Body Corporate: approximately \$1,263 per quarter
  - Council Rates: \$1,072.64 per quarter
  - Currently tenanted at \$430 per week, lease ending 01/27
- maintenance, well-located and easy to hold onto, this one is worth a closer look, whatever you're hoping it delivers.

Interested? Contact Bala on 0450 927 578 or Sachin on 0484 720 278 before it's too late.

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#### MORE DETAILS

|               |           |
|---------------|-----------|
| Property ID   | HWJ1X     |
| Property Type | Townhouse |
| Land Area     | 76 m2     |

#### Bala Rajan 0450 927 578

Principal | Sales Consultant | [bala.rajan@ljhooker.com.au](mailto:bala.rajan@ljhooker.com.au)

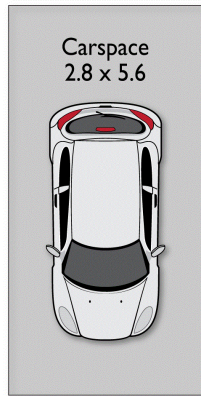
#### Sachin Patel

Sales Associate to Bala | [sales.bp@ljhooker.com.au](mailto:sales.bp@ljhooker.com.au)

#### LJ Hooker Browns Plains (07) 3800 6554

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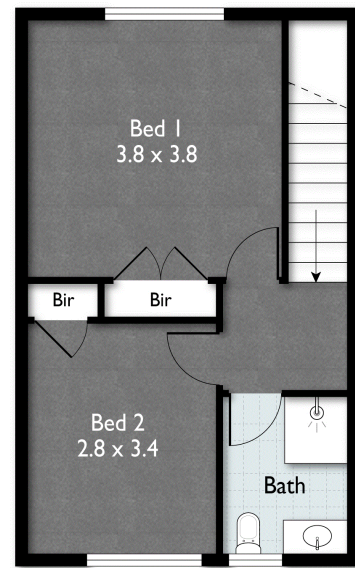


Carspace  
2.8 x 5.6

(Not In Position)



Ground Floor



First Floor

2 1 1 75sqm



Scale in meters. Indicative only. Dimensions are approximate.  
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