






Unit 37/111 Kingston Road, Woodridge

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## Convenient Living in a Secure Gated Complex

Whether you're looking to expand your investment portfolio or secure a low-maintenance home in a convenient location, this well-presented townhouse is an opportunity not to be missed.

Positioned within a peaceful, gated complex, this two-storey townhouse offers a practical layout with two generous bedrooms, 1.5 bathrooms and a single carport with direct internal access.

Downstairs, the light-filled living area flows effortlessly through to the well-appointed kitchen and dining space. Featuring ample bench space, a tiled splashback and a freestanding gas cooktop and oven, the kitchen is designed for everyday functionality. Sliding glass doors open onto a private courtyard, creating the perfect spot to relax or entertain. The lower level also includes a separate laundry, a second toilet, under-stair storage and security screens throughout for added peace of mind.

Upstairs, you'll find two spacious bedrooms, both complete with built-in wardrobes featuring mirrored sliding doors and easy access to the centrally located main bathroom.

**FOR SALE**

For Sale

**VIEW**

Sat 11th Jul @ 10:45AM - 11:15AM

**AGENTS**

Bala Rajan

0450 927 578

bala.rajan@ljhooker.com.au

**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.

 **LJ Hooker**

## Property Features:

- Two spacious bedrooms with built-in mirrored wardrobes
- Bright and spacious living area
- Functional kitchen with ample bench space, tiled splashback, freestanding gas cooktop and oven
- Main bathroom upstairs plus additional toilet downstairs
- Separate internal laundry
- Under-stair storage
- Private courtyard
- Security screens throughout
- Single carport with internal access
- Currently tenanted at \$530 per week
- Body Corporate fees of \$1982 per quarter
- Council Rates of \$1113.82 per quarter

Property is currently tenanted until 06/27

Conveniently located within walking distance of Harris Fields State School, local shops and public transport, you'll also be less than 30 minutes from Brisbane CBD, making this an ideal location for both homeowners and investors alike.

Contact us today to arrange your inspection and secure this fantastic opportunity.

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## MORE DETAILS

Property ID	JJJ1X
Property Type	Townhouse
Land Area	116 m2

### Bala Rajan 0450 927 578

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

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

Shop 9, 3282 Mount Lindesay Highway, BROWNS PLAINS QLD 4118  
[brownsplains.ljhooker.com.au](http://brownsplains.ljhooker.com.au) | [Office.brownsplains@ljhooker.com.au](mailto:Office.brownsplains@ljhooker.com.au)

