







35/31 Nyanza Street, Woodridge

THE ULTIMATE TRIPLE-THREAT: 5%+ YIELD | BLUE-CHIP LOCATION | ENTRY-LEVEL PRICE!

BEAT THE CROWDS - YOUR BLUE-CHIP PROPERTY JOURNEY STARTS HERE!

Whether you are looking to secure your first home, downsize into a stress-free resort lifestyle, or add a high-yield cash cow to your investment portfolio, Unit 35 / 31 Nyanza Street is the rare unicorn you've been hunting for.

Tucked away in a private, highly sought-after complex featuring an in-ground swimming pool and full-sized tennis court, this spacious low-set home combines effortless living with unmatched convenience.

WHY BUYERS & DOWN-SIZERS LOVE IT:

- Lowset & Low Maintenance: No heavy stairs-just single-level comfort surrounded by lush, maintained grounds.
- 3 Generous Bedrooms: Plenty of room for the growing family, home office, or guest space (main bedroom features built-in

3 1 1

FOR SALE
Offers over $499,000

VIEW
Sat 31st Oct @ 9:00AM - 9:30AM

AGENTS

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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.

storage)

- Spacious Living & Dining: Expansive open-plan layout bathed in natural light-perfect for evening relaxations or weekend entertaining.
- Air Conditioned : for year round climate control.
- Recently updated: Including carpets, full repaint, light fittings, kitchen appliances & ceiling fans.
- Secure Parking: Gated complex offers complete peace of mind.
- Well Maintained Amenities: Enjoy sunny afternoons by the pool or a quick match on the tennis court without paying high resort fees!
- Active Body Corporate: Impeccably managed and cared for, protecting your asset's long-term capital value.

WHY INVESTORS ARE JUMPING ON THIS NOW:
In light of shifting economic landscapes and federal tax reforms, securing high-yield, established metro properties with immediate cash flow is more critical than ever.

- Immediate Income: Currently tenanted by reliable, long-term tenants paying $450/week on a periodic lease.
- Massive Rental Upside: Updated rental appraisal of $490 - $510 per week, delivering an outstanding gross yield of up to 5.30%!!
- Growth Location: Positioned right in the high-growth corridor midway between Brisbane CBD and the Gold Coast. Minutes to the M1, Logan Motorway, express train station, top schools, and major shopping precincts.

Opportunities with this level of returns under $500k in SEQ metro areas are disappearing fast.

With Only One Thing Left To Do... That Is... Beat The Crowds!!!

MORE DETAILS

Property ID	1XXUGRF
Property Type	Unit
Land Area	1 m2
Including	Air Conditioning Pool Tennis Court Secure Parking







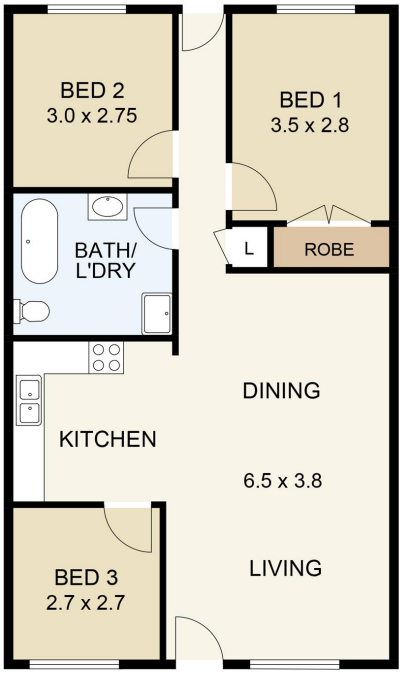


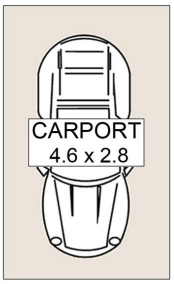


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Floor Plan

35/31 NYANZA STREET



SCALE UNIT IS IN METRES

INTERNAL : 71 m²
EXTERNAL : 13 m²

All measurements are approximate and for illustration purposes only.
It should not be considered 100% accurate. Interested parties should rely on their own enquiries.

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