



16/45 Rudge Street, Woodridge

Standalone Townhouse with Street Access + Major Value-Add Potential

This is the one savvy buyers have been waiting for - a low-set, oversized 2-bedroom residence with minor body corporate, full street frontage, and unmatched potential to transform into a 3-bedroom, 2-bathroom property with double parking.

Tucked away in a quiet setting with private off-street access, this standalone townhouse offers the perfect canvas for a strategic renovation or flip. Whether you're looking to maximise resale value, create a high-yield investment, or secure a future-proof downsize opportunity, this one delivers on every front.

Key Features:

Large floor plan with generous proportions throughout

Two full-sized bedrooms with ample natural light

Open-plan kitchen, living, and dining zone - already expansive, just waiting for a modern touch

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FOR SALE

Offers Over \$449,000

AGENTS

Benjamin Waite

0431 265 700

sales1@ljhbeenleigh.com.au

Jackson Burley

0432 576 220

sales3@ljhbeenleigh.com.au

AGENCY

LJ Hooker Beenleigh

(07) 3807 7900

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**

Converted rear garage currently used as a rumpus room + study - easily reconfigured into a third bedroom with ensuite or second bathroom

Potential to install a roller-door carport for secure, off-street parking

All on one level - no stairs, perfect for downsizers

Minor body corporate = low holding costs and fewer restrictions
The Value-Add Opportunity:

Unlock serious equity by converting this already generous layout into a true 3-bedroom, 2-bathroom, dual-parking residence. Most of the structure is already in place - it just needs someone with vision to complete the transformation.

This is a prime opportunity to:

Flip for profit in a rising market

Add to your portfolio with a high-growth, high-yield asset

Secure a future downsize option with space, privacy, and flexibility
Why It Stands Out:

Extremely rare to find this size, layout, and potential in a low-set format

Perfect for the downsizing market, renovators, or investors seeking uplift

Located in a desirable area with demand for modernised, low-maintenance homes

MORE DETAILS

Property ID	1X2KGRF
Property Type	Villa
House Size	105 m ²
Land Area	194 m ²
Including	Toilets (1)

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





16/45 RUDGE STREET, WOODRIDGE



Internal: 105m² | External: 89m² | Total: 194m²

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.

