

# McGrath

## Fact Sheet

McGrath Springwood/ Logan City

07 2802 2773

2/8 Dennis Road, Springwood QLD 4127

Springwood@mcgrath.com.au

16/15 Smith Road Woodridge QLD 4114



What are the quarterly rates?	Approximately \$950 per quarter, including water
What are the Body Corporate rates?	Approximately \$790 per quarter
Is the property currently tenanted?	Yes
What is the rental appraisal?	Approximately \$420-\$450 per week
Number of bedrooms?	Two bedrooms, both with built-in robes
Number of bathrooms?	One bathroom
Are there any schools close to the property?	Prep-Year 6 - Woodridge State School Year 7-Year 12 - Woodridge State High School

What is the price guide for this property?	\$400,000 - \$430,000
Where is the property located?	Located in Woodridge QLD 4114
Are there shopping complexes nearby?	The property is located less than 10 minutes from the Logan Central Plaza
How far is the City from the property?	The Brisbane CBD is less than 30 minutes from the property
Does the property have a backyard/ courtyard?	No, but there is a communal pool located in the complex
Does the property have car parking?	Yes, the property has a designated carport in the complex
When can I view this property?	Check this email for viewing times. If there are not viewing times available, contact Teza or Megan to arrange a Private Inspection
Is the property air conditioned?	No
Does the property have an internal, or external laundry?	Internal laundry with external access
Who should I contact for more details?	Teza Fruzande - 0477 434 555 Megan Chapple - 0434 029 661

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We believe information contained in this brochure is accurate however interested parties should rely upon their own enquiries. Plans are indicative only.