



## Low Maintenance Living/Investment in Thriving Richlands



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## 56/280 Government Road, Richlands

Sold

Nestled in a quiet part of Richlands with good access to shops, restaurants, and major arterial roads and public transport, this well cared for 3-bedroom townhouse is not one to be missed, whether you're a budding/seasoned investor or young family!

Located within a well-maintained complex, this townhouse is designed with comfort and practicality in mind. It features an open-plan lounge and dining area that flows out to a private undercover entertainment area and a low-maintenance yard, perfect to unwind and enjoy with family and friends. The modern kitchen features a stainless steel dishwasher, electric cooktop and rangehood with stone benchtops and ample cupboard space. Heading upstairs, you are welcomed with three generously-sized bedrooms, all with built-in wardrobes and ceiling fans, offering an abundance of natural light and airflow, serviced by a common bathroom and an ensuite for the master bedroom. The unit has a single lock-up garage, combined with a long-enough driveway to offer exclusive parking for two cars.

Other features/details of this townhouse:

- 2 Split air conditioners (lounge/dining area and master bedroom)
- 2 Built-in desks

<b>Property ID:</b>	L26412530
<b>Property Type:</b>	Townhouse
<b>Building / Floor Area:</b>	106
<b>Garages:</b>	1
<b>Land Area:</b>	159.0 sqm

**Simon Chen**

0424 640 280

[simon.chen@onsite.rh.com.au](mailto:simon.chen@onsite.rh.com.au)

- Indoor laundry with toilet
- Fully-fenced yard
- Remote control lock-up garage with internal access
- NBN-ready for super fast internet
- Within a well maintained complex with onsite manager
- Body Corporate: \$872/qtr
- Council Rates: \$481/qtr
- Water Bill: \$426/qtr (when tenanted, usage is reimbursed)
- Currently tenanted for \$460/wk until June 2024

#### Surrounding area:

- Richlands railway station – 700m
- Shops and restaurants – nearest hub is 500m
- Child care centres – 5 centres within 2km radius
- Schools – 5 within 2km radius
- Centenary highway – 1.5km
- Ipswich Motorway – 3km
- Brisbane CBD – 20km

#### To the investors – why this townhouse and why now?

- Low maintenance design ensures minimal upkeep
- Strong rental demand and a desirable location among renters
- Great rental return with a significant growth outlook (annual compound growth rate nearing 10%\*)
- Water consumption paid by tenants as the premise is metered and water-efficient certified
- Excellent tenants who take great care of the unit and have never missed a rent payment
- Annual maintenance includes termite inspection, pest control, AC check/clean, gutter clean, smoke alarm testing
- Managed by a proactive onsite manager

- Analytics by Realestate.com.au

Don't miss this incredible opportunity to invest in one of Brisbane's fastest growing areas or call this townhouse your home! See you at the Open Home – time listed under the Open Home section of this page. For more information, please contact Simon.

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