



Low Maintenance Living/Investment in Thriving Richlands



3



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2

11/280 Government Road, Richlands

Sold

Low Maintenance Living/Investment in Thriving Richlands

Nestled in a quiet part of Richlands with great access to shops, restaurants, 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)

Property ID:	L28916349
Property Type:	Townhouse
Building / Floor Area:	106
Garages:	1
Open Parking:	1
Land Area:	159.0 sqm

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- 2 Built-in desks
- 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
- Council Rates: \$481/qtr
- Body Corporate: \$872/qtr
- Water Bill: \$420/qtr (reimbursed when tenanted)
- Currently tenanted for \$480/wk (increase to \$540/wk when renewed)

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 managed by onsite manager includes termite inspection, pest control, AC check/clean, gutter clean, smoke alarm testing

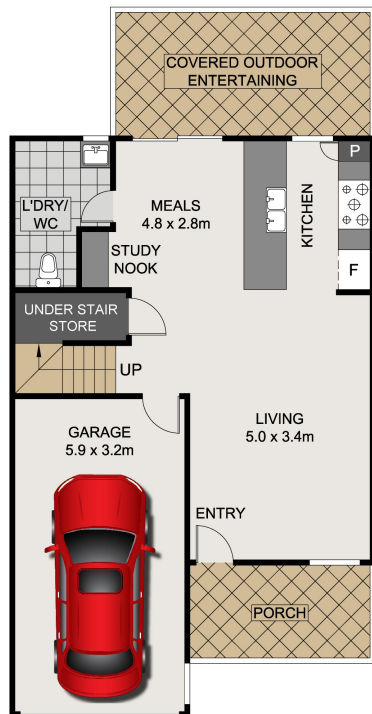
- Managed by a friendly and proactive onsite manager

- Analytics by [Realestate.com.au](https://www.realestate.com.au)

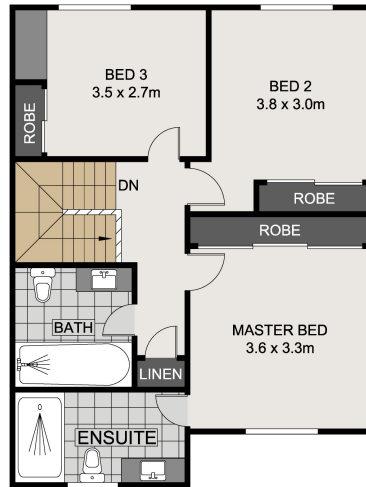
Don't miss this incredible opportunity to invest in one of Brisbane's fastest growing areas or call this townhouse your home! See you at the Open Home – time listed under the Open Home section of this page. For more information, please contact Simon.

Disclaimer:

We have in preparing this advertisement to our best abilities to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained.



GROUND FLOOR



FIRST FLOOR



Scale in metres, indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

INT : 98.72m²
 EXT : 17.13m²
 GARAGE : 18.88m²
 TOTAL : 134.73m²

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