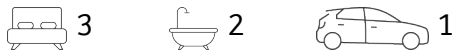




For Sale: Contemporary and Low-Maintenance Living in Thriving Richlands



10/280 Government Road, Richlands

Sold

This contemporary 3-bedroom townhouse offers the perfect blend of modern living and convenience, nestled in the vibrant community of Richlands. With a generous land area and a well-designed floor plan, this property is ideal for families, first-home buyers, or investors looking for a prime opportunity with great rental returns.

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.

Key Features:

- 3 Bedrooms, 2 Bathrooms and 3 Toilets
- 2 Split air conditioners (lounge-dining area and master bedroom)

Property ID:	L35188710
Property Type:	Townhouse
Building / Floor Area:	97
Garages:	1
Land Area:	160.0 sqm

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- 2 Built-in desks (1 in lounge-dining area and 1 in a bedroom)
- 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 an onsite manager
- Council Rates: \$500/qtr
- Body Corporate: \$1,040/qtr
- Water Bill: \$350/qtr (reimbursed when tenanted)
- Currently tenanted

Surrounding area:

- Richlands Railway Station – 600m
- Shops and restaurants – nearest hub is 500m
- HomeCo Richlands & Fresh & Save Richlands – 1.4km
- Richland's Country Market – 500m
- Richlands Square – Marketplace – 650m
- Richlands Plaza – 1.8km
- Richlands Home&Life precinct – 400m
- Schools – 5 within 2km radius
- Child care centres – 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 for units for past year is over 25%*)
- Water consumption paid by tenants as the premise is metered and water-efficient certified
- Good long-term tenants who take good care of the unit and have never missed a rent payment
- Routine 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

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 – date/time listed under the Open Home section of this page. For more information, please contact the sale agent – Simon Chen.

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.