



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

4

3

2

33/280 Gouernment Road, Richlands

Offers Above \$755,000

This contemporary 4-bedroom double-garage 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-time 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 and a rock wall feature, 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 four generously-sized bedrooms, all with built-in wardrobes and ceiling fans, offering an abundance of natural light and airflow and a total of 3 bathrooms, where 2 are ensuites to bedrooms. The unit has a double lock-up garage to securely park 2 cars.

Key Features:

- 4 Bedrooms, 3 Bathrooms and 4 Toilets
- 2 Split air conditioners (the lounge-dining area and one bedroom)

Property ID:	L36175525
Property Type:	Townhouse
Building / Floor Area:	130
Garages:	2
Land Area:	200.0 sqm

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- Built-in office desk in the upper level landing area
- 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: \$530/qtr
- Body Corporate: \$1,140/qtr
- Water Bill: \$400/qtr (reimbursed when tenanted)
- Currently tenanted for \$600/wk

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
- Excellent tenants who take great 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](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 – date/time listed under the Open Home section of this page. For more information, please contact the sale agent – Simon Chen.

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