

**1/38-40 River Hills Road, Eagleby, Qld 4207**



**Sold Townhouse**

Monday, 11 September 2023

1/38-40 River Hills Road, Eagleby, Qld 4207

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 159 m2**

**Type: Townhouse**



**STEPHANIE GILBERT**

0423311878

**\$415,000**

Welcome to your perfect blend of modern comfort and convenience! This stunning 3-bedroom townhouse, nestled in a prime location, is ready for you to call it home. With partial renovations completed and vacant, move-in-ready status, your new chapter begins here. Inside, A sleek and modern kitchen, complete with stainless steel appliances, sets the tone for this upscale residence. The lower-level surprises with an additional toilet and a well-placed laundry, while upstairs you'll discover three generously sized bedrooms that provide ample space for relaxation and privacy. Step into your own oasis as you step out into the generous courtyard, perfect for tranquil moments or hosting friends and family. This space becomes an extension of your living area, ideal for both relaxation and entertainment. Nestled amidst a community of convenience, you'll enjoy easy access to amenities and services, from shopping to schools and beyond. Quick access to major highways and public transport ensures you're effortlessly connected to city life while savouring suburban comfort. If you're an investor seeking a lucrative opportunity, look no further. This townhouse offers an enticing new rental appraisal of \$460-\$490, ensuring a promising return on your investment. Additionally, the manageable body corporate fee of approximately \$700 per quarter. Property Highlights: Large air-conditioned open-plan living/dining room Modern kitchen with ample storage and bench space Separate laundry, with a third, downstairs toilet Generous bedrooms all with built-in storage and ceiling fans Large master bedroom with en-suite and walk in robe Family bathroom on the upper level Internal access from a single lock-up garage Fully fenced courtyard area Don't miss out on this incredible opportunity to own a well-maintained 3-bedroom townhouse in a prime location. Call Stephanie Gilbert on 0423 311 878 today to arrange an inspection or to make an offer!