

**13/145 Government Road, Richlands, Qld 4077**

Solutions

**Sold House**

Tuesday, 20 February 2024

13/145 Government Road, Richlands, Qld 4077

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 138 m2**

**Type: House**



Xander Evans

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## Contact agent

Beautifully designed to offer contemporary flow and open space, this stunning two-storey townhouse offers a generous 112m<sup>2</sup> of internal living and is perfect for downsizers, investors, families and those seeking a low-maintenance lifestyle. This eye-catching home boasts refined interiors, a private courtyard and access to resort-style facilities. The property enjoys spacious living and dining on the ground level, with adjoining modern kitchen offering a large breakfast bar, stainless-steel appliances and plenty of storage space, leading out to the private outdoor area. Three large light-filled bedrooms are positioned on the upper level all featuring built-in wardrobes and ceiling fans, with the master suite also enjoying a private bathroom and air-conditioning. Currently tenanted paying \$530 per week. Body Corporate Fees - \$3911 per annum (approx.) Council Rates - \$480.95 per quarter (approx.) Features include but are not limited to:

- 138m<sup>2</sup> of exclusive use
- Sophisticated monochromatic colour palette throughout
- Spacious tiled living and dining area leading out to the covered alfresco dining area and fully fenced courtyard
- Modern kitchen with breakfast bar, tiled splashback, stainless-steel appliances and plenty of storage space
- Three carpeted large bedrooms on the upper level, all with built-in wardrobes and ceiling fans - Master Suite with ensuite and air-conditioning
- Main bathroom featuring a bathtub and internal laundry
- Plenty of storage space throughout
- Air-conditioned living, kitchen and dining area
- Lockup garage with space for storage
- Access to the complex swimming pool
- Richlands East State School Catchment (1.4km from the property)
- Glenala State High School Catchment (3km from the property)
- A short drive to Saint Mark's Catholic Primary School, Australian International Islamic College and Saint John's Anglican College

We look forward to seeing you at our next open home and feel free to call Xander Evans on 0438 689 723 today with any questions.