

16/164 Government Road, Richlands, Qld 4077

Place. 

Townhouse For Sale

Wednesday, 20 March 2024

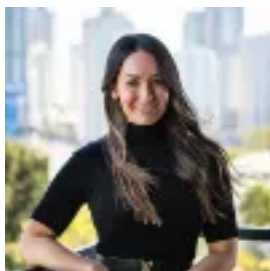
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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: Townhouse



Rebecca Russell

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For Sale

Set amongst leafy surrounds in Richlands' Alton Edition development, this dual-level property perfectly balances a tranquil setting with a sense of timeless luxury. Benefitting from resort-style facilities and proximity to local conveniences, this spectacular residence is ideally positioned between Brisbane's CBD and Ipswich. Designed with a tasteful contemporary aesthetic, the townhome showcases attractive timber, tiled and premium carpeted floors. Plenty of glass and a versatile neutral colour palette also creates a beautiful setting with enduring appeal. On the property's ground level, a spacious open-plan living and dining area is filled with natural light. Making relaxing and hosting guests blissfully simple, an adjoining modern kitchen displays a breakfast bar, quality appliances, a tiled splashback, stone benchtops and ample cupboard storage. Steps away, a fully-fenced grassed courtyard features established gardens and a covered patio. You will also find a tidy powder room, while an ensuited master bedroom encompassing a walk-in robe is situated upstairs. Three additional bedrooms fitted with built-in robes are accompanied by a well-appointed main bathroom and a separate laundry. Complete with a secure dual garage and an abundance of storage, the residence also includes air-conditioning, ceiling fans and downlights. The complex also offers the use of its luxurious in-ground swimming pool and sun lounge area. The property is currently tenanted at \$600 per week until July 2024. Current appraisal is \$660 per week. Close to the city-bound Centenary Highway and a plethora of shops and dining options, this impeccable townhome is also a stone's throw from the Richlands train station, the Lions Football Club Stadium, Forest Lake Shopping Centre and The Lake Parklands' popular walking tracks. Falling within the Richlands East State School and Forest Lake State High School catchment areas, this sensational property is also near Saint John's Anglican College, Saint Mark's Catholic Primary School and Our Lady of the Sacred Heart Catholic Primary School. Do not delay – call to arrange an inspection today.

Other information - Body Corp approx. \$3,790.04 per annum Council Rates approx. \$448 per quarter. *** images are not of the exact property, they are only indicative and should not be relied upon.

Disclaimer (floor plan): This floor plan is for illustrative purposes only. Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate only. No responsibility is taken for any errors, omission or miss-statement. Potential purchasers should make their own enquiries as to the accuracy of this floor plan.

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