

42/36 KATHLEEN street, Richlands, Qld 4077



Townhouse For Sale

Wednesday, 17 April 2024

42/36 KATHLEEN street, Richlands, Qld 4077

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



Summer Dong
0420589852

Just listed

This Spacious Townhouse is in the prime location, close to schools, Woolworth and other shops, public transports and easy access to major roads. With open-plan modern kitchen and dining adjoins with the tiled living area leading to the covered back patio area to create a balanced home that promotes both seamless indoor/outdoor living and entertainment. 300 meters from Richlands Shopping Plaza, 24/7 gym and medical center, few mins walking to the Richlands train station and centenary highway. That is the reason why the whole complex enjoys extremely low vacancy rates for investors. Features include: * North/South and East/West aspect with excellent cross flow ventilation * Secure car remote controlled lock-up Double garage * 3 bedrooms all carpeted & built-in robes * Main bedroom features Ensuite * Ceiling fans in all bedrooms * 2 bathrooms & 3 toilets * Tiled open plan dining and modern kitchen * Stone benchtop, dishwasher & space fits double door fridge * Separate internal laundry * Air-conditioned ground floor * Walk-in and Built-in wardrobes * Electric kitchen, including dishwasher * 200L electric hot water system * Private, enclosed courtyard * In-ground swimming pool for all residents * Security screens on doors & windows * Quality finishes throughout * Security surveillance cameras in complex

For Investor • Great Tax Depreciation Benefits • High rental return, rent \$600 per week • Strong future capital growth, high demand area • Perfect location easy to rent: many public & private facilities nearby

For Home Owner • Body Corporate levy \$750 per quarter • Council Rates \$480 per quarter • Convenient location