

56/280 Government Road, Richlands, Qld 4077

Raine&Horne.

Sold Townhouse

Monday, 19 February 2024

56/280 Government Road, Richlands, Qld 4077

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 106 m2

Type: Townhouse



Simon Chen
0424640280

Contact agent

Nestled in a quiet part of Richlands with good access to shops, restaurants, and major arterial roads and public transport, this well cared for 3-bedroom townhouse is not one to be missed, whether you're a budding/seasoned investor or young family! 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, 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 three generously-sized bedrooms, all with built-in wardrobes and ceiling fans, offering an abundance of natural light and airflow, serviced by a common bathroom and an ensuite for the master bedroom. The unit has a single lock-up garage, combined with a long-enough driveway to offer exclusive parking for two cars. Other features/details of this townhouse: - 2 Split air conditioners (lounge/dining area and master bedroom)- 2 Built-in desks- 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- Body Corporate: \$872/qtr- Council Rates: \$481/qtr- Water Bill: \$426/qtr (when tenanted, usage is reimbursed)- Currently tenanted for \$460/wk until June 2024

Surrounding area: - Richlands railway station - 700m- Shops and restaurants - nearest hub is 500m- Child care centres - 5 centres within 2km radius- Schools - 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 nearing 10%*)- 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- Annual maintenance includes termite inspection, pest control, AC check/clean, gutter clean, smoke alarm testing- Managed by a proactive onsite manager *

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