

103/51 River Road, Bundamba, Qld 4304

ÉLEVER.

Townhouse For Sale

Tuesday, 25 June 2024

103/51 River Road, Bundamba, Qld 4304

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 140 m2

Type: Townhouse



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SELLING

Tucked away in a quiet complex comes this modern three-bedroom townhouse that first home buyers and investors will be scrambling for! Exceptionally well-maintained and securely positioned in a quiet position within Rivergreen Villas which will forever be attractive to both investors & owner occupiers looking to secure outstanding investment. This great three-bedroom townhouse gives an impressive feel as you enter with its spacious layout over two levels, the extra-large windows that allow for natural light all year round and includes all the modern fixtures you expect in a new property. A large open plan living sprawling out to your covered entertaining area and private courtyard will just allow you to relax immediately not to mention the complex facilities. Inclusions:- Three generous sized bedrooms all with built in wardrobes & ceiling fans- Master bedroom with ensuite and air-con- Large family sized bathroom- Spacious kitchen with stone tops and island bench, loads of storage and quality appliances- Separate tiled dining and living areas with air-conditioning- Covered outdoor entertaining area- Low maintenance and fully fenced courtyard- Single remote lock up garage, with space for a second car- Internal laundry and side access. Complex inclusions:- Resort style pool- BBQ entertaining area- Recreation area- Plenty of visitor parking throughout the complex- NBN available- On-Site Management. Investors:- Currently rented until 6th December 2024- Rental Appraisal \$460 – \$475 per week- Body corporate approx. contributions \$1,043.11 per quarter- Council Rates \$460 approx. per quarter. This property would suit any Investor looking to secure a property in a market where rental properties are in great demand. With such a convenient location being moments' walk from Bremer Institute of TAFE, local public transport (Train/ Bus) and major shopping centers. Both primary and secondary schools are also nearby. Only 35 minutes to Brisbane CBD and 60 minutes to Toowoomba CBD. Don't miss out on this great property and arrange an inspection today! Call Ryan Barabas at Elever Property Group on 0439 715 742 to organise your inspection today. **DISCLAIMER:** *Whilst every care has been taken in the preparation of this advertisement, it is for guidance only. The agent and owners make no warranty or representation as to the accuracy, reliability, currency or completeness of the information herein contained. Professional photos for marketing have been taken prior to current tenancy. Interested parties are encouraged to complete their own due diligence. All information herein is subject to change without notice.