

**31/15 James Edward St, Richlands, QLD, 4077**

**Townhouse For Sale**

Saturday, 31 August 2024

31/15 James Edward St, Richlands, QLD, 4077

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Jessica Gerretzen  
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## Stunning Townhouse in the Heart of Richlands: Perfect for Investors & Owner-Occupiers!

Welcome to 31/15 James Edwards Street, a beautifully designed townhouse nestled in the vibrant community of Richlands. This exceptional property presents a fantastic opportunity for investors seeking impressive rental yields of \$580 - \$620/week, or for owner-occupiers looking to move in seamlessly.

Step inside this inviting three-bedroom, two-and-a-half-bathroom home, where modern living meets convenience. The lower level boasts a spacious and comfortable living area, perfect for entertaining friends and family. The open-plan layout allows for effortless flow into the fully equipped kitchen, which features a dishwasher, oven with cooktop, and ample cupboard space to cater to all your culinary needs. You'll also find a separate laundry area, complete with its own WC, offering practical convenience as you manage your household responsibilities. Step outside to your covered courtyard, a serene oasis ideal for unwinding, meditating, or hosting memorable BBQs with loved ones.

As you move to the upper level, you'll discover a generously sized master bedroom complete with an ensuite, providing the ultimate retreat for privacy and comfort. The adjoining balcony offers picturesque views, making it the perfect spot to relish in the tranquility of the surroundings or enjoy the afternoon sun. Additionally, the two extra bedrooms offer flexibility to serve as guest rooms or to be transformed into a study or hobby space. The shared bathroom is designed with generous space in mind, featuring a washroom, bathtub, and shower, ensuring everyone has their own area to refresh and rejuvenate.

Well-maintained and managed by an onsite manager, this complex fosters a friendly atmosphere with welcoming neighbours. Located just 20 km from the CBD and within walking distance to public transport, this property boasts an excellent location that is perfect for families or anyone seeking ease of access to local shops and amenities just around the corner.

### Features:

- 3 bedrooms
- 2.5 bathrooms
- Single lock up garage
- Extra driveway
- Open plan living
- Airconditioner
- Fans throughout
- Covered courtyard
- Balcony with a view
- Ensuite
- Modern kitchen with appliances
- Onsite property manager
- Tenanted until November 10, 2024 for \$400/week
- Rental Appraisal - \$580 - \$620/week
- Body Corp Fees only \$72/week
- Onsite Property Manager
- Only 20 km away from CBD
- Only 2 minutes drive to Richlands Train station
- Just a minute to Richlands Plaza
- Please click the link to view information - <https://vltre.co/jshtKn>

Don't miss out on this incredible opportunity to secure a delightful townhouse in a thriving community-schedule your inspection today! Please call Jessica Gerretzen on 0484 194 664 or Lovelyn Mendoza on 0451 123 201 to arrange your viewing today.

**Disclaimer:**

This property is advertised for sale without a price and as such, a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes. Please do not make any assumptions about the sale price of this property based on website price filtering.