

**34/137 Progress Road, Richlands, QLD, 4077**

**Townhouse For Sale**

Sunday, 18 August 2024

34/137 Progress Road, Richlands, QLD, 4077

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



Jessica Gerretzen  
0484194664

## Stylish Townhouse Living in Prime Richlands Location!

Welcome to your dream home! This beautifully appointed 3-bedroom, 2.5-bathroom townhouse with a single lock-up garage is located in the highly sought-after suburb of Richlands. With a prime position just a 3-minute walk from Richlands Train Station, this well-maintained complex offers a perfect blend of convenience and a vibrant community.

As you step inside, you'll be greeted by an expansive open-plan living area, ideal for both relaxation and entertainment. With ample space to accommodate medium to large furniture, envision cozy movie nights with your loved ones or hosting gatherings with friends. The flexibility of this space invites you to personalize your home and create that warm, inviting atmosphere we all cherish.

The kitchen is a chef's delight, designed for maximum convenience. With an abundance of cupboard space for all your storage and grocery needs, it features modern appliances including a cooktop, oven, and dishwasher. The adjoining dining area makes it easy to serve meals and entertain guests while enjoying the picturesque courtyard view. Step outside into your private courtyard, where you can unwind in the fresh air, sip your morning tea, or simply soak up the peaceful surroundings. Additional conveniences on this level include a separate laundry area and a convenient WC.

Ascend to the upper level, where natural light flows generously through the property, enhancing the atmosphere throughout the bedrooms and bathrooms. The master suite boasts a delightful balcony—an idyllic spot to relax or meditate. It's equipped with air conditioning for year-round comfort, and the en-suite adds a touch of luxury with a shower and vanity for your personal retreat. The two extra bedrooms are thoughtfully designed, featuring spacious wardrobes and windows that invite fresh air and light into the space.

For added security, the complex is equipped with CCTV, ensuring peace of mind for residents. Additionally, a community pool offers a refreshing escape during the warm summer months, perfect for fun gatherings with friends and family.

Richlands is a thriving suburb experiencing exciting growth, with ongoing developments and revitalization enhancing the community's appeal. This property is ideal for investors seeking excellent rental yields and capital growth, as it is just 20 km from the CBD. It's equally suitable for families looking to make their first home in a charming neighborhood, surrounded by schools, shops, and local amenities.

### Features:

- 3 spacious bedrooms
- 2.5 bathrooms
- Single automatic lock up garage
- Separate laundry area
- Courtyard with a view
- Private Balcony
- Open plan living area
- Kitchen with appliances
- Air-conditioning
- Fans throughout the property
- Onsite Property Manager
- Complex Pool
- CCTV around complex
- Tenanted until January 23, 2025 for \$500/week
- Rental Appraisal - \$580 - \$620/week
- Body Corp Fees only \$69/week
- Only 20 km away from CBD
- Walking distance to Richlands Train Station
- Prime location

Experience the best of townhouse living in Richlands at 34/137 Progress Road. Don't miss out on this exceptional opportunity call Jessica Gerretzen on 0484 194 664 or Lovelyn Mendoza on 0451 123 201 - schedule your inspection 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.