

**44/31 James Edward Street, Richlands, QLD, 4077**

**Townhouse For Sale**

Tuesday, 3 September 2024

44/31 James Edward Street, Richlands, QLD, 4077

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Jessica Gerretzen  
0484194664

## Versatile Townhouse Gem in Richlands: Ideal for Investors and Owner-Occupiers Alike!

Discover Your Dream Home at 44/31 James Edward Street, Richlands

Welcome to this stunning townhouse, a hidden gem nestled in the heart of Richlands. This modern residence features 3 spacious bedrooms, 2.5 elegantly designed bathrooms, and a double lock-up garage, perfectly catering to contemporary living while ensuring convenience for your lifestyle.

As you step inside, you will be greeted by an expansive open-plan living area, ideal for both entertaining and relaxation. The air-conditioned space provides a comfortable haven, ensuring you and your loved ones stay cool during those warm summer days. The well-appointed kitchen is a chef's delight, featuring a sleek oven with cooktop, a dishwasher for easy cleanup, and an abundance of cupboards for efficient storage. The generous benchtop seamlessly integrates into the dining area, making meal preparation and serving a delightful experience.

Step outside to the charming courtyard, a perfect retreat for BBQ gatherings or simply unwinding in the fresh air during the spring and summer seasons. Ascend to the upper level, where you'll find a large master bedroom complete with an ensuite bathroom, offering a private oasis for relaxation. The additional two bedrooms are generously sized and fitted with wardrobes, providing ample space for personalization and additional furnishings.

This property is an ideal choice for both owner-occupiers looking to move in right away and savvy investors eager to capitalize on the strong rental yields ranging from \$600 to \$630 per week. Richlands is rapidly growing and boasts a friendly, family-oriented community, with shops and local amenities conveniently located just around the corner.

### Features:

3 bedrooms

2.5 bathrooms

Double lock up garage

Spacious open plan living

Courtyard

Modern kitchen with appliances

Airconditioner

Fans throughout the property

Tenanted until September 17, 2024 for \$560/week

Body corp fees only \$60/week

Rental Appraisal - \$600 - \$630/week

Only 20 km away from CBD

3 minutes away from Richlands Train Station

Walking distance to Richlands Plaza

Don't miss your chance to make this magnificent townhouse your new home or a fantastic investment opportunity. Please call Jessica Gerretzen on 0484 194 664 or Lovelyn Mendoza on 0451 123 201 to secure your new home 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.