

**15/164 Government Road, Richlands, QLD, 4077**



**House For Sale**

Tuesday, 31 December 2024

15/164 Government Road, Richlands, QLD, 4077

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 155 m2**

**Type: House**



Leisa Le



Ivy Lon

## Resort-style Living In Convenient Location!

Welcome to this exceptional four-bedroom townhouse located in the sought-after area of Richlands. A perfect blend of modern style and spacious living, this property offers sleek finishes, an open floor plan, and a luxurious living experience designed to impress.

### Property Features:

- 4 Bedrooms,
  - 2.5 Bathrooms (2 full bathroom upstairs plus additional powder room downstairs).
  - Remote control double lock-up garage plus visitors carpark throughout the complex.
  - Modern Kitchen with spacious stone benchtops, stainless steel appliances, and abundant storage.
  - Large Open-Plan Living Area downstairs.
  - Private Outdoor Alfresco Area with ceiling fan, surrounded by low-maintenance gardens.
  - Separate Toilet with Hand Sink downstairs.
  - Air-Conditioned Master Suite with walk-through wardrobe and ensuite.
  - Three Additional Bedrooms with built-in wardrobes.
  - Second Bathroom with a bathtub.
  - LED Downlights to main living areas for modern illumination.
  - Complex Amenities: Resort-style In-ground Swimming Pool and sun lounge area.
  - Located at quite cul-de-sac position.
  - Current Market Rental Appraisal: Approximately \$700 to \$750 per week - an amazing investment opportunity!
- Plus much more!

### Unbeatable Location:

- 4-minute drive to St Mark's Catholic Primary School
- 6-minute drive to St John's Anglican College
- 8-minute drive to Forest Lake State High School
- 9-minute drive to Our Lady of the Sacred Heart Catholic Primary School
- 1.4km to Richlands Train Station
- 1.7km to Richlands East State School
- 24-minute drive to Brisbane CBD
- Short walk or drive to local shops, gyms, restaurants, and more

### Additional Information:

Brisbane City Council Rates: Approximately \$425 per quarter

Body Corporate Fees: Approximately \$70 per week

Potential Rent is approx \$700- \$750p/w.

This townhouse offers the perfect combination of modern living, functionality, and convenience in a fantastic location.

Don't miss out on this incredible opportunity!

For more information or to arrange a viewing, contact Leisa Le on 0402 732 437 or Ivy Lon on 0420 739 938.