



FOR SALE

PRICED TO SELL, THIS IS A 3 BEDROOM TOWNHOUSE IDEAL FOR 1ST HOME, DOWNSIZING OR AN INVESTMENT IN POPULAR GATED COMPLEX WITH SWIMMING POOL.

The Property:

This 3 bedroom townhouse complete with master en-suite, main bathroom and downstairs toilet is located in the beautiful Riverglades complex in Upper Coomera. The complex with 34 units offers space, plenty of parking with an onsite manager / caretaker, security gate, in ground swimming pool, BBQ and large grass area.

On the lower level is the large open plan lounge, dining and kitchen. You can access the private backyard through the sliding door in the dining area.

Upstairs are 3 bedrooms, en-suite, main bathroom with separate toilet.

There is a single lock up garage and additional car space in front and visitors are parks.

The Complex:

Riverglades is an open, well managed complex with a good mixture of owner occupiers and tenants and is popular with families. Investors love the very high occupancy rate giving them a great return and settled income. The body corp levies cover the caretaking and up keep of the external part of the properties. Owners are in only responsible for the inside of their unit.

The Location:

Upper Coomera is located on the northern part of the Gold Coast with access to the M1 motorway for both North and South travel. It is near the theme parks, major shopping centres and very good private and public schools.

The Investment:

With a tenant in place until Oct 2020, this is an ideal investment with cash flow in place and options for the new owner to either continue as an investment property or move in. Current rental is \$365 per week.

This property is a great opportunity for 1st home owners, investors and those looking to downsize.

It is hard to find quality properties in good complexes around this price.

3 BED | 2 BATH | 2 CAR

PRICE:

Offers over \$265,000

OPEN FOR INSPECTION:

N/A



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