



**SOLD**

## UNDER OFFER

This is a beautiful easy low maintenance townhouse with non attached wall with neighbors in a secure complex .

3 Bedrooms with fresh leaf view.

This property in a central location , only minutes walk to the Richlands Train Station , walk to local shopping center, Lion club , Good life gym, Fresh-Co super market...

The investor great to carry on NRAS Scheme until 11/9/2023.

Currently tenanted until February 2022 , the rental income about \$460 / week .

This property will be suitable for an investor or an owner occupier.

The body corporate is approx \$630 per quarter and rates are approx \$400 per quarter.

### Complex Features include:

- Modern and well maintained complex
- Onsite managers live on-site
- Swimming pool to the complex
- Ample visitor car parking spaces

### Property Features:

- \*Modern and open plan design lounge
- \*Fully equipped modern kitchen with stone bench tops and ample storage space
- \*Gas cook top , dishwasher, stainless steel appliances and a breakfast bar
- \*Tiled in the lower floor and carpeted on upper levels
- \*3 bedrooms - main bedroom with study area
- \*2.5 bathrooms - 1 toilet downstairs
- \*Single lockup garage plus 1 car space
- \*Split system air conditioning in the main living area
- \*Secured and full fenced courtyard .

Please call the listing agent Peggy 0404 880 777 for Inspection .

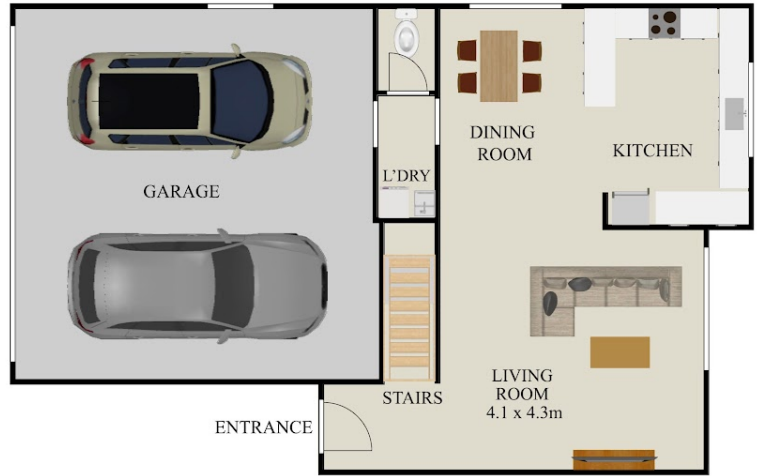
**3 BED | 2 BATH | 2 CAR**

**PRICE:**  
**\$380,000**

**OPEN FOR INSPECTION:**  
**N/A**



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## Floor Plan of 2-123 Progress Rd Richland

This floor plan is not to scale. Areas and dimensions are approximate and therefore floor plan should only be used for illustrative purposes, Plants and furniture are decorative only.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.