



## FOR SALE

### 3 BEDROOM, 3 BATHROOM 2 STORY TOWNHOUSE WITH SLUG, IN A GATED COMPLEX WITH SWIMMING POOL AND ONSITE MANAGER AND MOVE IN READY

Unit 24/1 Koala Town Road offers a great opportunity for a secure investment in the popular Riverglades Complex in Upper Coomera. This 3 bedroom, 3 bathroom townhouse has had all the work done, with no current tenancy in place, you have the option of either moving in or putting a new tenancy.

With the unit fully refurbished, so can either live in the unit or have it as an investment and sit back, relax and enjoy a great return.

Secure gated complex with outdoor swimming pool, BBQ with grass area and visitor parking with an onsite manager / caretaker. Family and pet friendly and very popular for tenants. Upstairs, the unit has 3 bedrooms, a main bathroom and separate toilet, downstairs is an internal access garage, laundry and separate toilet, open plan lounge dining area leading to the outdoor yard with entertainment area and a large, modern kitchen. The outdoor area is great for entertaining and has rear access to the walkway. Parking is available in front of the garage with visitor parking near by

Located just minutes from top schools, the M1 and the Westfield's Shopping Centre

Current rental appraisal is around \$550 per week  
Body corp levies are approximately \$120 per week

3 BED | 3 BATH | 1 CAR

PRICE:  
\$450,000

OPEN FOR INSPECTION:  
N/A



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