

**FOR SALE**

### 80/125 Orchard Rd, Richlands

**Offers a convenient lifestyle and affordability!**

Only 9 years old, still modern and ready for you to move in today! Or just buy it as an investment (\$550 per week rental appraisal), here is a great opportunity to increase your property portfolio with a safe and high rental yield investment.

Upstairs we have 3 bedrooms that are perfectly designed to capture privacy and space. With an en suite and separate bathroom and toilet for convenience.

Downstairs, you have an open plan living and spacious kitchen that is well built with ample space. The stone bench top, pantry and dishwasher,

3  2  2 

**Price: \* Under Contract \***

**View: [remax.com.au/property-details/21318392](https://remax.com.au/property-details/21318392)**

**George Vuong**

**M 0424 408 854**

**RE/MAX Masters, Coopers Plains**

along with modern appliances, will serve you for many years to come. A separate laundry, toilet and lock up garage completes the picture . . . and with serious sellers ready to sell, sell, sell, blink and you could miss out!

Extra features include -

- North facing aspect
- 2 Split system air conditioners
- Ceiling fans
- Key coded front door
- Outdoor patio
- 102sqm land size
- Extra allotment for car parking

When it comes to location, it doesn't get better than this!

Only a short walk up the street to Richlands Train Station, Richland Shopping precinct (McDonalds, KFC, GYG Mexican) and a short drive to Forest Lake Shopping Village (complete with all specialty stores, KMART and all major brands), everything is at your doorstep!

What a great opportunity! Call George Vuong today for an inspection, you'll be happy you did!

(This property is being sold without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.)

All offers must be submitted prior to end date, all offers are submitted on a first in, best offer basis, and the vendors may accept an offer prior to end date.

Disclaimer- All information relating to the property described is gathered from sources we believe to be reliable. However, we cannot guarantee or warrant it's accuracy. You should make your own enquiries, consult relevant advisers and satisfy yourself about it's integrity. Our full disclosure also applies and is outlined on our website

<http://www.mastersrealty.com.au>

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