

**1/446 Wynnum Road, Morningside, Qld 4170**



**Sold Unit**

Friday, 12 April 2024

1/446 Wynnum Road, Morningside, Qld 4170

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



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**\$490,000**

Ground floor Gem, steps from Morningside diningA golden ticket to the red-hot Morningside market lies within this ground-floor, two-bedroom gem. Nestled just a short 3.8km radius from the CBD, within a solid brick complex of just 6 units, this exciting opportunity offers exceptionally convenient and affordable living, just steps from Morningside dining and transport, and moments from bustling Hawthorne and Bulimba. Set behind a tree-lined communal entry courtyard, this clever apartment offers wonderful privacy from the street level, and features an open concept living, dining, and kitchen, which seamlessly extends onto a patio with lovely green outlooks. Flowing off the hallway, its two bedrooms offer a peaceful retreat with banks of windows inviting light-infused, leafy-filtered views, whilst dual access leading easily to the lock-up garage adds a key convenience to this property. With stair-free access to the front entry and garage via the driveway, it's well-suited to downsizers, professionals, and first home buyers, and should not be overlooked as an excellent investment prospect, with low body corps and solid returns absolutely on the cards. Highlights:• Affordable body corp fees at \$1,940 p.a approx, great investment prospect • Internal laundry, dual access to communal drying deck • Master bedroom feat. air con, built-ins, study desk/vanity • Ready-made base with options to refurbish and tailor to taste • Stair-free access to front entry from street level & garage via driveway • Quality tenant paying \$380 p/w till July Leave the car at home and stroll to Morningside's tantalizing dining options including Sarmic, and the famed Flour & Chocolate Patisserie, or venture beyond to explore the leafy parklands, cinemas, cafes and restaurants amongst your fashionable neighbours Bulimba and Hawthorne. Moments from local gyms and Morningside Central shopping centre, this inner-city ground floor address represents a fast-disappearing opportunity. Rates \$481 p.q approx Water Rates \$251 p.q approx Body Corp \$1940 p.a approx