

# 104 Britannia Avenue, Morningside, Qld 4170

Place. **P**

## Sold House

Monday, 14 August 2023

104 Britannia Avenue, Morningside, Qld 4170

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 405 m<sup>2</sup>

Type: House



Antonio Puopolo  
0450899007

**\$2,120,000**

Auction Location: On-Site Please email [hicksteam@eplace.com.au](mailto:hicksteam@eplace.com.au) to register for the auction. Brand New Hamptons-style Family Home in Prime Suburb Discover the epitome of modern family living with this exquisite north to rear Hamptons-style home nestled in the prime and sought-after suburb of Morningside. This meticulously designed property, boasting five bedrooms, offers an exceptional blend of scale, style, and comfort that caters to the finest tastes. Positioned perfectly in the coveted Morningside neighbourhood, this residence enjoys a premier location just a stone's throw away from leafy parklands, charming cafes, and the convenient Morningside train station. Situated a mere eight kilometres from the vibrant heart of Brisbane's CBD, this dual-level masterpiece combines tranquillity with urban connectivity. As you step inside, the residence opens up to reveal a multitude of entertainment options. The journey begins at the welcoming entrance and seamlessly flows into the spacious open plan living and dining area, adorned with the warmth of natural light. This elegant expanse features stunning timber floors that lead to a designer kitchen equipped with sleek waterfall stone benchtops, a breakfast bar, 2Pac soft-close cabinetry, and an expansive butler's pantry. For culinary enthusiasts, the kitchen boasts a comprehensive suite of Smeg appliances, including an induction cooktop, two ovens, an integrated rangehood, and a dishwasher. Transitioning from indoor to outdoor entertainment is effortless through the large glass sliding doors that grant access to a generously covered alfresco space that makes the most of its perfect northerly aspect. Here, a fully equipped outdoor kitchen with a Beefmaster barbecue, sink fridge, and ceiling fan creates the perfect setting for gatherings. The enchanting outdoor area is complemented by a sprawling fully fenced grassed rear yard, meticulously landscaped gardens, and a captivating glass-framed saltwater in-ground swimming pool. To complete the lower level there is a fifth bedroom adjoining a full bathroom and separate powder room making this an ideal guest room. On the upper level, a lavish parents' retreat offers a haven of luxury and privacy. The master bedroom, adorned with two walk-in robes, leads to an opulent ensuite featuring dual vanity's, a standalone bathtub and an impressive double shower. At the other end of the home is a spacious family room with built in bar and a balcony that makes the most of the summer breezes. There are three additional bedrooms on this level, each with built-in robes and ceiling fans. Servicing these bedrooms is a large stylish main family bathroom. With 2.7-metre-high ceilings on both levels and zoned ducted air-conditioning throughout, this remarkable residence provides both comfort and practicality. Abundant storage options, a walk-in linen press, and a functional laundry enhance the living experience. Additional features such as ceiling fans, pendant lights, and a secure dual garage with epoxy flooring further elevate the home's appeal. Situated just a leisurely stroll away from Keralgerie Park's playground and off-leash dog park, as well as the popular Poppies Café, this exceptional property is also conveniently located near the beloved Seven Hills Bushland Reserve. The proximity to Cannon Hill Kmart Plaza and Westfield Carindale adds to the convenience. For families, the allure extends to the presence of esteemed schools nearby, including Saint Thomas' Catholic Primary School, Anglican Church Grammar School, Lourdes Hill College, and Saint Oliver Plunkett Primary School. This outstanding opportunity to own a truly remarkable home should not be overlooked. Our instructions are extremely clear - this home will be sold at public auction onsite Saturday 26 August at 4:00pm. Auction conditions are \$10,000 initial deposit with the balance of 5% payable the following business day and settlement in 30 days. Please call or email [hicksteam@eplace.com.au](mailto:hicksteam@eplace.com.au) to register to bid. Disclaimer This property is being sold by auction or without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes. Disclaimer: We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.