

106 Britannia Avenue, Morningside, Qld 4170

Place. **P**

Sold House

Friday, 6 October 2023

106 Britannia Avenue, Morningside, Qld 4170

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 405 m2

Type: House



Shane Hicks
0409594629



Antonio Puopolo
0450899007

\$2,050,000

Auction Location: On-Site Please email hicksteam@eplace.com.au to register for the auction. New Five-bedroom Home with Perfect North-to-rear Aspect Enjoy modern family living in this brand-new Hamptons-style home situated in the highly sought-after Morningside neighbourhood. This impeccably designed residence, boasting five bedrooms, offers fusion of spaciousness, sophistication, and comfort tailored to the most discerning tastes. Nestled perfectly in the coveted Morningside locale, this home enjoys a premier position just moments away from lush parklands, charming cafes, and the convenient Morningside train station. Located a mere eight kilometres from the bustling heart of Brisbane's CBD, this home seamlessly combines serenity with urban connectivity. Upon entering, the home unfolds to reveal a plethora of entertainment possibilities. The journey commences at the inviting entrance and flows effortlessly into the expansive open plan living and dining area, bathed in natural light. This space features gorgeous timber floors that lead to a designer kitchen equipped with sleek waterfall stone countertops, 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 expansive glass sliding doors that open up to a generously covered alfresco space, basking in the perfect northerly orientation. Here, a fully equipped outdoor kitchen with a Beefmaster barbecue, sink, fridge, and ceiling fan sets the stage for memorable gatherings. The outdoor area is complemented by a fully fenced rear yard, landscaped gardens, and a glass-framed saltwater in-ground swimming pool. Completing the lower level is a fifth bedroom adjacent to a full bathroom and a separate powder room, making it an ideal guest suite. On the upper level, a parents' retreat offers a sanctuary of opulence and seclusion. The master bedroom, featuring two walk-in robes, leads to a private ensuite with dual vanities, a freestanding bathtub, and a double shower. At the opposite end of the home, a separate family room with a built-in bar and a balcony takes full advantage of the refreshing summer breezes. Three additional bedrooms on this level, each with built-in robes and ceiling fans, are served by a large, stylish main family bathroom. With 2.7-meter-high ceilings on both levels and zoned ducted air-conditioning throughout, this exceptional residence offers both comfort and functionality. Ample storage options, a walk-in linen press, and a practical laundry enhance the living experience. Additional features such as ceiling fans, pendant lights, and a secure dual garage with epoxy flooring completes the home. Ideally situated just a leisurely stroll from Keralgerie Park's playground and off-leash dog park, as well as the popular Poppies Café, this property is also conveniently close to the beloved Seven Hills Bushland Reserve. The proximity to Cannon Hill Kmart Plaza and Westfield Carindale adds to its convenience. For families, the appeal extends to the presence of multiple schools nearby, including Saint Thomas' Catholic Primary School, Anglican Church Grammar School, Lourdes Hill College, and Saint Oliver Plunkett Primary School. Our instructions are extremely clear – this home will be sold at public auction onsite Saturday 28 October 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 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.