

**11 & 11a Palmerston Court, New Auckland, Qld 4680**



**Sold Duplex/Semi-detached**

Monday, 6 November 2023

11 & 11a Palmerston Court, New Auckland, Qld 4680

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 3**

**Area: 903 m2**

**Type:**

**Duplex/Semi-detached**



Donnella Merrett

0400799180

**\$547,000**

Introducing an exceptional opportunity in Kirkwood! Presenting the desirable property at 11 and 11A Palmerston, a stunning duplex that offers both comfort and versatility. Built in 2015 and set on 903m<sup>2</sup>, located at the end of a cal-de-sac. This magnificent duplex features a balanced design, with one side boasting three spacious bedrooms, two bathrooms, and a two-car garage. The master bedroom comes complete with air conditioning, an ensuite bathroom, and a walk-in robe for your convenience. All bedrooms are equipped with built-in robes and ceiling fans, with one even having an additional air conditioning unit. The undercover back patio and split-level fully fenced backyard provide a private oasis for relaxation and entertainment. The open-plan living area seamlessly connects to the modern kitchen, which features amenities such as a dishwasher, electric oven, and cooktop. Convenience is elevated with an access door connecting both houses through the garage. On the other side, 11A offers a thoughtfully designed layout with two bedrooms, one bathroom, and a single-car garage. The fully fenced backyard ensures privacy and security. The living area is air-conditioned for your comfort, and the open-plan kitchen, living, and dining areas promote a sense of spaciousness. The main bedroom also features its own air conditioning unit. Perfectly suited for investment purposes or as a dual living arrangement for a larger family, this duplex provides versatility and options to suit your unique needs. At a glance:

- Built in 2015 and set on 903m<sup>2</sup> fully fenced block.
- 11 Palmerston:
  - Three good sized bedrooms, with ceiling fans and cupboard space two with air-conditioning, master includes walk in robe and ensuite.
  - Modern spacious tiled open plan living, with access door to undercover patio and fully fenced split level backyard.
  - Kitchen includes dishwasher, electric oven, and cooktop with plenty of cupboard space.
  - Separate laundry with door out to clothesline.
  - Two car automatic roller door garage, internal access door and access door to 11A if needed.
  - Currently rented at \$370 per week until December 2023
- 11A Palmerston:
  - Two bedrooms, both with built in cupboards, ceiling fans and one with split system air-conditioning.
  - Main bathroom offers shower, vanity, and toilet.
  - Air-conditioned, tiled open plan kitchen, living and dining.
  - Modern kitchen finished with stainless steel appliances including a dishwasher and electric oven/ cooktop.
  - Internal laundry space with sliding doors
  - Single car garage with remote controlled roller door.
  - Fully fenced back yard with single side access gate.
  - Currently rented at \$280 per week until December 2023

Situated in the sought-after location of Kirkwood, this property offers a convenient lifestyle with easy access to local amenities and services. No body corporate fees - Council rates \$7300 approx. per year. Don't miss this chance to secure a property that combines comfort, style, and potential. Contact Donnella today to explore this fantastic opportunity further. \*Please allow 24 hours' notice to be given prior to inspection time. \*\*Some images are virtually stage for marketing purposes and privacy.\*\*\*Please note the information in this advertisement comes from sources we believe to be accurate, but accuracy is not guaranteed. Interested parties should make and rely on their own independent enquiries and due diligence in relation to the property\*\*\*