

14 Nelson Court, Morayfield, Qld 4506



Duplex/Semi-detached For Sale

Friday, 31 May 2024

14 Nelson Court, Morayfield, Qld 4506

Bedrooms: 6

Bathrooms: 5

Parkings: 3

Area: 524 m2

Type:

Duplex/Semi-detached



Linda Upton
0754989800

Best Offer Over \$899,000

What a versatile property! DUAL OCCUPANCY. > Live in both, or > Live in one and rent out the other, or > Rent out both. Perched high on the hill in a family friendly neighbourhood, you cannot go past this amazing modern 6 bedroom, 5 bathroom DUPLEX which offers independent DUAL LIVING. This 2015 property has been designed to assure residents' privacy, with separate entry points, private courtyards and also internal access through the separate driveways and remote-controlled garages. The safety of residents is assured with security screens throughout and fully-fenced private courtyards. Fans, air-conditioning and plenty of ventilation ensure all residents are comfortable. UNIT A Loads of thought has gone into the layout of this spacious unit which features: Upstairs: > 4 bedrooms (2 with ensuites). Master with air-conditioning, all with built-in robes and fans > Main bathroom with shower over bath and toilet > Sitting area with built-in study desk and storage > Internal stairs Downstairs: > Internal access from the remote controlled, double garage > Modern kitchen with dishwasher and microwave niche > Air-conditioned, tiled, open plan living with fan > Internal laundry with toilet > Glass sliding doors leading to a covered alfresco and spacious fenced courtyard UNIT B This practical low-set unit has: > 2 bedrooms (master with ensuite and aircon) both with built-in robes and fans > Main bathroom > Open plan, tiled, air-conditioned living with fan > Modern kitchen with dishwasher space > Study > Glass sliding doors lead to the covered alfresco and fenced courtyard > Internal access from the remote controlled, single garage CONVENIENCE: Easy access to the Bruce Highway for your commute to Brisbane or the Sunshine Coast. Short drive to Morayfield East State School or Morayfield State High School. Short drive to Morayfield shopping, business and medical precinct. Morayfield has a plethora of restaurants and cafes. RENTAL APPRAISAL This property is owner-occupied, however the rental appraisal is > Unit A \$520 - \$550pw > Unit B \$420 - \$440pw Council rates are approx. \$940 per quarter (category F2 - Multi residential dwellings) Depending on usage of course, Water rates are approx. \$800 per quarter (with the tenants responsible to reimburse you for water usage component approx. \$230 per quarter) Call Linda today 0413 349 112 for your private viewing.