

**23/11 Portia Street, Kingston, Qld 4114**



**Townhouse For Sale**

Thursday, 9 May 2024

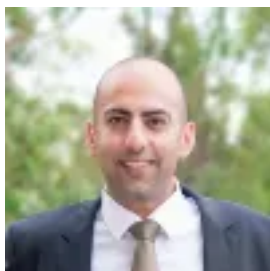
23/11 Portia Street, Kingston, Qld 4114

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 1**

**Type: Townhouse**



Azhar Omar  
0733860011

## Submit All Offers

Welcome to 23/11 Portia Street, Kingston, where opportunity knocks for both discerning homeowners and savvy investors alike. This immaculate townhouse presents a rare chance to own a slice of elegance with a touch of Hamptons vibe in this burgeoning locale. Boasting low body corporate fees, this beautifully presented townhouse exudes sophistication and style. Currently owner-occupied, the time has come for the owner to embark on their next adventure, opening the door for you to step into this refined abode. Step inside to discover three bedrooms, each complete with its own ensuite and built-in wardrobes—an unprecedented offering in the area. The unit has been tailored and personalized to an impeccable standard, ensuring a perfect living space for families of all sizes or an incredibly lucrative rental opportunity for investors. Located in close proximity to well-respected schools, convenient transport options, bustling shopping centres, and major amenities, this complex offers unparalleled convenience. Kingston stands as one of South East Queensland's fastest-growing suburbs, promising substantial growth potential for those with foresight. Don't miss out on this fantastic opportunity to secure your foothold in Kingston's thriving real estate market. Whether you're seeking a comfortable family home or a lucrative investment property, this townhouse ticks all the boxes. Schedule your inspection today and be prepared to be impressed by the endless possibilities that await.

**Azhar Omar 0422 363 450**  
**Monty Suga 0467 444 947**

**Interior Ground Floor Features:** Spacious garage with space for laundry, with a sink  
Under stair storage  
Bedroom #1 with corner wardrobe with plenty of space, AC, ensuite  
Ensuite: washlet, vanity, walk-in shower  
Clothes line  
Access to front and rear of unit  
Access to courtyard

**Interior Level One Property Features:** Kitchen with 2 pantries, induction stovetop, rangehood, electric oven  
Bench top with breakfast bar seating, extra storage and large fridge space  
Open plan living and dining room with aircon  
Living & dining room with AC

**Interior Level Two Property Features:** 2 bedrooms with built in wardrobe, aircon, and walk in ensuite  
Hallway built in wardrobe  
Road-side bedroom equipped with double-window for noise cancelling

**Additional property features:** Natural lighting and breeze throughout  
East facing (gets south-easterly winds through the living room)  
Automatic garage door  
Ample storage space  
Each bathroom has heating  
Looks out over church grounds, nothing to be built on the grass as it belongs to the church  
Visitor car park next to the unit can be used as a second parking

**Low body corporate fees**  
Visitor parking 3x

**Location:** 10 Minute drive to Underwood Market Place, Logan Central Plaza  
Just 5 minutes drive from all major amenities, multiple parks, local cafes and restaurants  
4 minutes drive to Woolworths and government facilities  
4 minutes drive to multiple medical centres, Chemists, local shops  
Tranquil bushwalks from your front door  
2.3km to Pacific Highway  
23 mins to Brisbane City  
15 mins to Westfield Garden City  
45 mins to Gold Coast  
33 mins to Brisbane Airport  
Schools: 1.2km Kingston State School  
1.2km Kingston State High School  
4.4km Islamic Brisbane College  
5.1km Daisy Hill State School  
3.9km John Paul College  
24mins to QUT Brisbane Campus

**Early Education Facilities:** 1.3km Kingston Road, Early Learning  
2.4km Good start Early Learning, Slacks Creek

**Transport:** 1.4km to Kingston Train Station  
2.0km to Logan Central Bus Station  
1.4km Kingston Road Bus Stop  
900m to Claire Street, Bus route

**For the investors:** A stress-free addition to your portfolio  
Oozes appeal to quality tenants  
A great rental return