

**3/87 Kates Street, Morningside, Qld 4170**

**Townhouse For Sale**

Wednesday, 15 May 2024

3/87 Kates Street, Morningside, Qld 4170

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Type: Townhouse**



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## FOR SALE

Nestled in the heart of Morningside this exceptional duplex is one of three presenting a fusion of luxury living in a prime location. The three-bedroom, single-bathroom residence offers an outstanding opportunity for discerning buyers to secure a home in a superb location which features premium materials and an array of sought-after attributes. Upon entering this meticulously maintained property, residents are greeted with floating timber floorboards that add a touch of elegance and warmth to the spacious interior. The home is cleverly designed to maximize comfort and functionality, boasting built-in robes in each bedroom, ensuring ample storage. A modern well-appointed kitchen with stainless steel appliances is perfect for hosting dinner parties or enjoying quiet family meals. Life in this property is further enhanced by the convenience of an internal laundry, a feature that underscores the property's thoughtful design focused on ease of living. Pet lovers will appreciate the large fully fenced yard with a pet-friendly environment, making it an ideal home for family members of the furry variety. To ensure year-round comfort, the home is equipped with reverse cycle air conditioning and ceiling fans catering to all seasons. For those who value security and privacy, the property boasts secure parking and a remote garage, and can accommodate a caravan or boat. The outdoor space is a standout, featuring a fully fenced courtyard and an inviting patio area, ideal for alfresco dining and entertaining guests. The dedicated covered outdoor entertainment area further enhances the appeal, offering a serene space to unwind or engage in social gatherings. The location of this property is close to essential amenities including shopping centres, sort after private and public schools, coffee shops, and transport, ensuring a lifestyle of utmost convenience. The ground home allows for easy accessibility and adds to the property's overall allure. This home is designed to meet the needs of those seeking a high-quality, low-maintenance lifestyle without sacrificing on space or luxury, this home represents an exceptional offering in a neighborhood known for its lifestyle benefits. The Morningside area, synonymous with a community-oriented lifestyle, is the perfect backdrop for this exclusive residence. It invites you to embrace convenience, comfort, and style in one of Queensland's most desirable suburbs.

**Highlighted Features:-** Single well-appointed bathroom- Large well maintained yard - Triple garaging offering ample space for a caravan or boat- Built-in robes in bedrooms, optimizing storage space- Recently renovated throughout - Practical internal laundry - Pet-friendly accommodations for animal lovers- Remote-accessed secure garage for peace of mind- Climate-controlled comfort via reverse cycle air conditioning- Dedicated workshop space in garage for hobbies and projects- Multiple courtyards for private outdoor enjoyment- An entertainer's dream with extra large outdoor entertaining area - Fully fenced yard providing privacy and security- The property's ground floor positioning adds an aspect of convenience- Body Corporate Fee - \$636 per quarter- Rental Appraisal - \$580 per week

This property is a must see.....Call Sharon de Pasquale on 0468 635 815