

30/118 Hamilton Road, Moorooka, Qld 4105



Townhouse For Sale

Wednesday, 22 May 2024

30/118 Hamilton Road, Moorooka, Qld 4105

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



Jane Elvin
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Joey Elvin
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INVITING OFFERS

Outgoings: Body Corp Fees: \$926.00/qtr Sinking Fund: \$30,200.52 BCC Rates: \$480.95/qtr This rare, single level villa is located within a well maintained, centrally located complex "Manors Moorooka", and offers the perfect house alternative. Perfect for downsizers looking for a single level home; suited to families offering a more affordable house alternative; or a solid investment, the current tenants have loved the property and are sad to leave. The property is accessed via Dinmore St, offering good street parking for visitors and easy access. Walk through the front door (no steps) into the heart of the home. Greeted by the spacious, air-conditioned, open plan lounge and dining with room for the oversized furniture. The galley style kitchen is very tidy offering dishwasher, full sized pantry, good preparation space, modern appliances, and a lovely window view to enjoy while you are washing the large pots and pans. The three bedrooms are down the hall, with the 3rd bedroom at the entry making an ideal home office if needed. All bedrooms have built-in wardrobes and ceiling fans. The main bedroom is air-conditioned with an oversized ensuite. The main bathroom has a shower with the toilet separate. The courtyard is the real standout feature of the home, offering that space for the avid gardener and still plenty of room to entertain. The fencing around the courtyard was being replaced during photos so we couldn't get the best angles. Complete this outstanding property with a single lock up garage plus a designated car space; all you need to do is move in and enjoy everything this property has to offer. I so often have calls from buyers looking for a lowset property for their parents, this property is a great one to buy and hold for the future whether that be for you or your family. Located just a short stroll from buses, Moorooka State School, St Brendan's Primary School, Moorooka train station as well as parks and shops. Outstanding features of 30/118 Hamilton Rd:- Lowset villa, no steps- 3 spacious bedrooms with built-in wardrobes & ceiling fans- Main bedroom is air-conditioned & ensuited- Main bathroom has a shower and separate toilet- Open plan air-conditioned, lounge & dining with room for the oversized furniture - Galley style kitchen is very tidy offering dishwasher, full sized pantry, good preparation space, modern appliances, and a lovely window view - Large courtyard with room for the avid gardener & entertainer- Single lock up garage + a designated car space- Laundry in the garage with access direct to the courtyard & clothesline Don't delay an inspection, contact Jane Elvin or Joey Elvin if you would like to discuss further.