

**4/19 Morris Avenue, Calliope, Qld 4680**



**Townhouse For Sale**

Thursday, 25 April 2024

4/19 Morris Avenue, Calliope, Qld 4680

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 135 m2**

**Type: Townhouse**



Donnella Merrett  
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## Offers From \$299,000

Immerse yourself in the comfort and elegance of this townhouse, nestled within the much-admired 'The Grange on Morris' complex. Boasting a contemporary design that caters to the modern lifestyle, this property presents a superb opportunity for first-time buyers, investors, or those seeking to downsize without compromising on style or convenience. This residence unfolds over two levels, with the ground floor hosting an air-conditioned open plan kitchen, dining, and lounge area. The space flows seamlessly onto an undercover patio, complemented by a private courtyard—perfect for alfresco dining or simply enjoying the tranquil outdoors. The kitchen is a chef's delight, equipped with stone benchtops, a dishwasher, and a modern electric oven and cooktop. A separate laundry and a discreetly placed powder room add to the functional layout of this level. Ascend to the upper floor, where you will discover three generously proportioned bedrooms, with the master suite offering an ensuite, walk-in robe, and air conditioning. The main bathroom is well-appointed, featuring a shower over the bath, vanity, and toilet. Residents will appreciate the convenience of a dedicated parking space and the low-maintenance lifestyle. The townhouse's location is second to none, within walking distance to schools, shops, grocery stores, medical centres, and cosy cafes. At a glance: - Two-story town house built in 2012, with fully fenced back courtyard - Downstairs offers, open plan living, dining and kitchen area with a powder room and separate laundry. - Kitchen includes stone benchtops, dishwasher and electric oven and cooktop. - Outdoor undercover patio overlooking private back courtyard. - Upstairs, is completed with three bedrooms all with ceiling fans and built in cupboards. The main bedroom has a walk in robe and private ensuite. - One open carport parking located near townhouse entrance. - Council rates \$3,500 per annum approximately. - Body corporate levies \$3,000 approximately per annum. - Insurance levy \$1,900 approximately per year. - Estimate rental appraisal is \$400 to \$450 approximately per week. Embrace the serene country feel of Calliope, whilst being just a 15-minute drive from the bustling heart of Gladstone's CBD. This property is a rare gem that promises to be a wise investment for years to come. Don't miss the chance to make it your own. Contact Donnella today for more information and to book your inspection. \*\*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\*\*