

98 Mornington Parade, Burpengary East, Qld 4505



House For Sale

Wednesday, 24 April 2024

98 Mornington Parade, Burpengary East, Qld 4505

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 400 m²

Type: House



Jarrod Willis
0754989800

Best Offer Over \$699,000

Welcome to 98 Mornington Parade....Convenient Location, Active Lifestyle, Comfortable & Low Maintenance Family Living are all key reasons why you should consider this property as your next investment or family's residence. Why build new & have to go through 6-9 months of headaches & delays when you can purchase this property now & move in within 45-60 days.Situated in the highly sought after & ever growing North Harbour Estate of Burpengary East, this 6 year young Metricon build (Clifton design) offers a spacious family friendly floorplan consisting of 4 bedrooms, 2 bathrooms, 2 living areas & a double remote lock up garage. Property features include; > 4 carpeted bedrooms, all with built in robes > Modern Main bathroom with shower, bath & vanity> Open plan kitchen & living > Kitchen features Caesar stone bench tops, plumbed fridge space, Omega dishwasher, Technika electric stove top & extra wide oven> Master bedroom with ensuite, shower vanity & toilet plus double built in robe and access to outdoor patio area > 2 x Living areas, including the main family / dining room overlooked by the kitchen as well as a separate carpeted rumpus room which can be utilised as a kids retreat or 2nd lounge also offering access to the tiled outdoor patio area > Quad zoned Fujitsu ducted air conditioning throughout> Internet - Opticom with 100% fibre connection for high speed & less complications> Additional TV Aerial points throughout> Separate toilet> Window locks throughout > Double linen in hallway > Quality curtains throughout the home > Heavy duty security screens on sliding doors & security screen windows to front side of the home for an improved Fire rating> Separate laundry with external access to yard> Double lock up garage with internal access to the home> 6.4kw solar system inverter - 23 x panels - Enjoy next to nothing power bills!> Large electric hot water system The home is situated on an extremely low maintenance 400m2 block with no easements or flooding concerns, get creative & add your family's own touch with a blank canvas backyard to play with. You will love the location of this home within the ever growing North Harbour Estate, boasting a peaceful bushland outlook with no neighbours across from you as well as being within equal walking distance to three well equipped play grounds, one ideal for the younger years & another is more challenging for the older kids (or even mum & dad!). North Harbour has been previously awarded the best parks & recreation areas in the whole of QLD..!Right now is a great time to invest as we have never seen more demand with this style of property. This property is currently tenanted until 4/07/2024 with the current tenants paying \$610.00 rent per week. However, we have a rental appraisal completed for a new tenancy representing \$640.00 - \$660.00 rent per week equaling a very healthy approx. gross return on your investment of 4.90% at this asking price. Be sure to register for the upcoming advertised open home by contacting Jarrod Willis via email jarrod@4510.com.au or via phone call on 0402 164 516.