

110/35 Hamilton road, Moorooka, Qld 4105



Townhouse For Sale

Sunday, 23 June 2024

110/35 Hamilton road, Moorooka, Qld 4105

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



Jimmy Shaw
0432431361

JUST LISTED !

Nestled just 7 kilometers south of the vibrant Brisbane CBD, the thriving suburb of Moorooka offers a plethora of conveniences. Boasting superb public transportation options, proximity to major shopping centers, esteemed educational institutions like Griffith University, and top-tier healthcare facilities such as the PA Hospital, Moorooka is an enticing locale for both residence and investment. Its allure is further enhanced by nearby recreational attractions such as the Tennyson State Tennis Centre, the prestigious Brisbane Golf Club, the picturesque Toohey Forest Park, and the bustling Brisbane Markets at Rocklea. This exceptional 3-bedroom townhouse is situated on a quiet street within the highly sought-after "Moorooka Links" complex. The open-plan, tiled living area is air-conditioned, featuring a third toilet downstairs, a front courtyard with an undercover entertaining area, a hideaway laundry, and storage with direct access to the secure underground garage for 2 cars. Upstairs, the three bedrooms all come with air conditioning and built-in wardrobes, with the master bedroom boasting an ensuite. The upper level also includes a clothes-hanging courtyard and access to the complex amenities, which feature a pool, gym, and landscaped gardens. Additional features include:

- Expansive internal living space spanning two levels, complemented by a large outdoor living area with direct Anson Street access.
- A generous open-plan living area seamlessly connecting to a covered, tiled courtyard, creating an inviting space for entertaining and unwinding.
- A sleek kitchen outfitted with stone benchtops, ample storage, and preparation space.
- Three spacious bedrooms with built-in wardrobes on the upper level, with the master bedroom also featuring an ensuite and large balcony access.
- A main bathroom serving the second and third bedrooms, along with a separate powder room, laundry, and drying area.
- Air conditioning in each bedroom, coupled with excellent ventilation and abundant natural light, ensuring year-round comfort.
- Two side-by-side car parks for added convenience.
- A well-appointed complex offering a large pool, gym, BBQ area, and meticulously landscaped gardens.

Body corporate levy is approximately \$1,020 per quarter and potential rental approx. \$800/week. This impeccable townhouse presents an unmissable opportunity and is primed for sale. Act now to seize this remarkable offering. (Listing ID: 21135111)