

**35/71 Amy Street, Morayfield, QLD, 4506**



**Townhouse For Sale**

Wednesday, 25 September 2024

35/71 Amy Street, Morayfield, QLD, 4506

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



Bianca McCann

## Modern Townhouse - Ideal Home or Investment Opportunity

Step inside this well-positioned two-storey corner townhouse and discover a spacious open-plan design perfect for easy living and relaxation. With its sophisticated, low-maintenance features and desirable corner location, this property is ideal for both homeowners and investors. It also includes ducted air-conditioning for year-round comfort.

### Ground Floor Features:

- Sleek, modern kitchen with quality stainless steel appliances and stone benchtops
- Spacious, light-filled open-plan dining/living area
- Convenient powder room for guests

### Upstairs Features:

- Master Bedroom featuring an ensuite and walk-through wardrobe
- Bedrooms 2 and 3 both generously sized with built-in wardrobes
- Stylish main bathroom with separate shower, bathtub, and elegant finishes
- Second living space, ideal for a study or media area

### Additional Features:

- Built 2021
- Ducted air-conditioning for year-round comfort
- Ceiling fans throughout
- Ample storage options
- Single lock-up garage with internal access
- Private, low-maintenance outdoor courtyard

### Location:

- State School catchment: Morayfield SS and Morayfield SHS
- 280m to Bus Stop
- 1.5km to Morayfield Shopping Centre
- 2.2km to Morayfield Train station
- 5.3km to Caboolture Hospital

Conveniently located with easy access to shopping centres, schools, parks, and public transport. Morayfield is situated just 45 kilometres north of Brisbane's CBD within the Moreton Bay Region, offering both residential and semi-rural living. The suburb benefits from excellent connectivity via the Bruce Highway, linking you to the Sunshine Coast and Brisbane.

Currently tenanted until July 2025, this property represents an outstanding investment.

Call Bianca McCann 0437 212 018 to arrange a private inspection.

### Quarterly Fees:

Body Corporate: \$771.00

MBC Rates: \$332.00

Water Rates : \$300.00 (approx.)

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