

37 Cunningham Street, Taringa, Qld 4068

Townhouse For Sale

Sunday, 23 June 2024



37 Cunningham Street, Taringa, Qld 4068

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 168 m2

Type: Townhouse



George Hayward
0733788284



David Riley
0481361006

For Sale

Discover the convenience of urban city living paired with sweeping city views in this private and secluded townhouse that has many house-like features. One of only 3 in the complex, this completely freehold home comes without any body corporate governance or fees. Located just a short walk to the new Taringa Coles shopping precinct, and the Taringa railway station, this is a supremely rare opportunity not to miss. The main living area, designed in an open plan layout, effortlessly connects to a patio and courtyard on one end and a spacious, north-facing balcony on the other. This expansive balcony is perfect for both entertaining guests and relaxing in the abundant Queensland sun. The kitchen features natural-toned cabinetry complemented by stone benchtops and stainless-steel appliances, enhancing the earthy ambiance that flows throughout the home. 2.7m ceiling heights add an airy feel as well as a sense of spaciousness and comfort. The master bedroom is a sanctuary complete with an ensuite bathroom, a walk-in robe, security screens, and its own balcony boasting views of the city skyline. All bedrooms are equipped with split-system air conditioning for individual climate control, with bedrooms two and three also featuring built-in wardrobes and sharing access to the second bathroom on the upper level. A thoughtful addition to the property is a spring-loaded fold-away ladder providing easy access to a large attic, maximizing the home's storage potential. Additional storage options include an oversized garage accommodating space for two cars (one in the carport) as well as extra space for a home office or workshop, giving this property storage capacity far beyond that of similar properties.

Main Features Include:

- Freehold ownership with no body corporate fees and vacant possession
- Only three properties in the block, ensuring privacy and exclusivity
- Stunning city views and a generously sized north-facing balcony for entertaining
- Exceptional proximity to Taringa railway station (200m), just five stops from Brisbane Central
- Impeccable condition with a larger-than-average floor area
- Four split-system reverse-cycle air conditioners ensuring year-round comfort
- Enhanced security features including security screens, window locks, and an intercom system
- Efficient orientation to capture cooling breezes
- Ten solar panels with a European inverter for reduced energy costs
- Spacious oversized double garage with remote-controlled door, ample DIY workspace, and extensive storage options including attic and under-stairs storage

Location and amenities:

- Taringa Railway Station: 350m
- Taringa Coles, Medical & Commercial Precinct: 500m
- Indooroopilly Shopping Centre: 1.2km
- Brisbane CBD: 5km
- Schools nearby:**
- Ironside State School Catchment: 2.4km
- Indooroopilly State High School Catchment: 1.5km
- Qld Academy for Science, Maths and Technology: 1.3km
- Brisbane Boys College: 1.6km
- St Peters Lutheran College: 1.8km
- University of Queensland: 3.4km

37 Cunningham Street presents a rare opportunity to own a spacious, well-appointed townhouse in a sought-after location with the convenience of no ongoing fees and immediate occupancy. Whether you're looking for a comfortable family home or an investment property, this residence offers the perfect blend of modern living and convenience. Contact the team at 4069 Real Estate to arrange an inspection today!