

**46/9 Ellen Street, Carina, Qld 4152**



**Townhouse For Sale**

Sunday, 23 June 2024

46/9 Ellen Street, Carina, Qld 4152

**Bedrooms: 3**

**Bathrooms: 2**

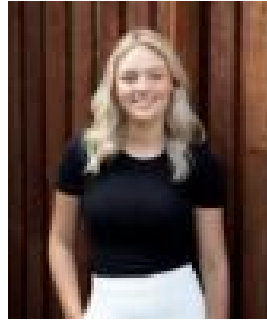
**Parkings: 2**

**Area: 204 m2**

**Type: Townhouse**



Remy Durieux  
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## For Sale Now

Imagine a lifestyle of picturesque tranquillity in this heavenly townhouse in the 'Minnippi Quarter'. Gracing a peaceful position steps from the Minnippi Parklands, the modern retreat resides in a leafy enclave surrounded by beautiful greenery and resident facilities. Composed over three floors, the property unveils an artistic display of style and design, with sleek tiles, timber batons and extensive glass throughout the interiors. Separate living and dining areas span the mid-level and extend into the exquisite North-Facing kitchen, where stone benchtops, plentiful storage, premium appliances and a walk-in pantry will delight the resident chef. Stepping onto a blissful balcony, alfresco patio, and a private backyard with manicured gardens, the indoor/outdoor integration invites cooling cross breezes and ensures effortless entertaining and connection. Three private bedrooms occupy the upper floor alongside a multipurpose retreat/study. The master suite will set to impress situated on the top-floor that offers enhanced privacy with its walk-in robe and ensuite, which features dual vanities and a rainfall shower. A second bathroom, powder room, and laundry service the home, and the property boasts extensive storage and a two-car garage with epoxy floor finish. Offering a beautiful contrast to the home's modern design, Minnippi Quarter is immersed in nature and gorgeous greenery surroundings. Featuring a 25m swimming pool, a gymnasium, a BBQ pavilion, and landscaped lawns, you are always connected to the landscape. With the Minnippi Parklands only steps away, you can explore the acres of open space, playgrounds, bike paths, and the new Minnippi Golf Course. Bus stops are within easy walking distance, Westfield Carindale is 2.6km away, the CBD is 20 minutes from your door, and you have wonderful access to childcare, schools and the Gateway Motorway. Body Corp Fees: \$5,118.40 including building insurance. Highlights include:- Modern tri-level townhouse in the exclusive 'Minnippi Quarter'- Separate living and dining areas, central stylish kitchen- Stone kitchen benchtops, premium appliances, walk-in pantry- Balcony, alfresco patio, private yard with manicured gardens- 3 private bedrooms, MPR study/retreat, 2.5 bathrooms, internal laundry- Master bedroom with a walk-in robe and dual vanity ensuite- 2-car garage with epoxy finish, walk-in storeroom, excellent storage, built-in robes- Split system air-conditioning, ceiling fans, downlights- Two-car garage with epoxy floor finish & high ceilings- Minnippi Quarter 25m pool, BBQ pavilion, green space and gym Contact Remy Durieux on 0406 486 635 for more information.