

FOR SALE

RARE FREEHOLD HOME OR INVESTMENT + POSITIVE CASH FLOW POTENTIAL

Superbly located to offer a cosmopolitan lifestyle on the cusp of Hawthorne and Bulimba's widely celebrated dining and retail precincts, this stunning freehold home presents a prime candidate for investors seeking outstanding rental performance, or professionals, couples and families who desire the spaciousness of a large home with multiple living areas and the practicality of a low-maintenance environment.

Free from the hassle of body corp fees and sharing only one wall, this charming character Queenslander has been intelligently re-designed to lend a versatile layout spanning two generous levels, along with the rare opportunity for the astute buyer to secure additional income and cash flow by converting to a dual-living residence (STCA).

Upstairs you'll find a flowing open plan layout that ties together a lounge and dining in air-conditioned comfort, a sun-drenched study and a well-appointed kitchen, equipped with stone bench tops and Bosch gas cooking appliances to prepare all your culinary delights. Thoughtfully appointed, the spacious master bedroom is accompanied by a large and private ensuite, whilst the second bedroom on this floor is serviced by a modern main bathroom.

Over the lower level, an additional living area flowing out on to a sun drenched courtyard, a third bedroom and a full bathroom, provide an ideal setting for teenagers, an excellent alternative to retirement living, a generous office with the luxury of separation from everyday living, or with some simple low-cost additions, this space could easily become a dual-key investment, should you wish to occupy upstairs or maximise your returns by leasing the residences separately (STCA). An astute investor could also lease each room individually offering a higher yield return. Within an enclave where capital investment is highly rewarded, approximately 5km from the CBD, this home is currently occupied by three very reliable tenants fetching a strong rental yield. Prominently located to enjoy the rich amenity of Morningside, this address is only footsteps to restaurants and cafes along Wynnum Road, including crowd favourite Flour & Chocolate Patisserie, a swift CBD commute via Morningside train station, local gyms and shopping at Morningside Central shopping centre.

Features:

- Townhouse on free hold title / no body corporate (strata) or body corp fees
- Peace and privacy assured
- 2 Bedrooms, 2 bathrooms plus study on upper floor
- 1 Bedroom, 1 bathroom and an additional living on ground level
- Each bedroom is essentially serviced by it's own bathroom!

3 BED | 3 BATH | 2 CAR

PRICE:
For Sale

OPEN FOR INSPECTION:
N/A



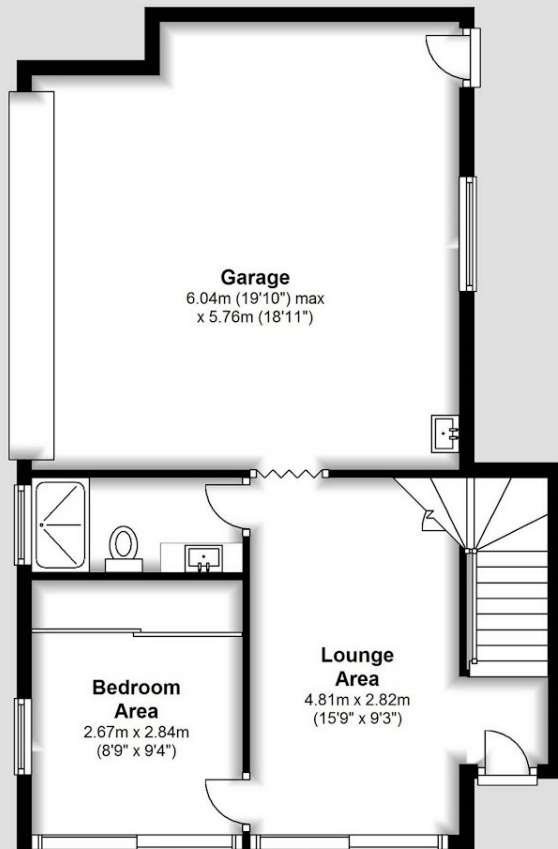
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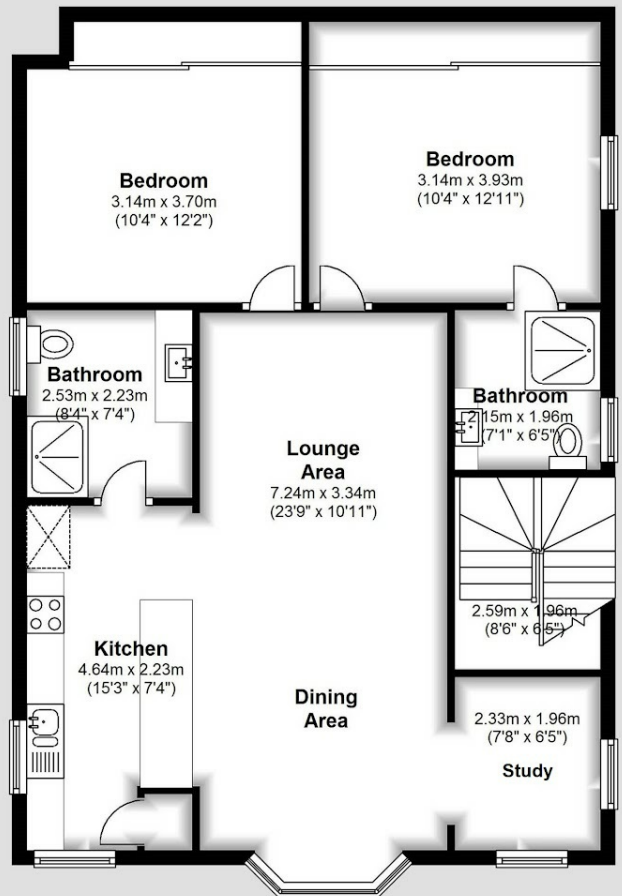
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Ground Floor



*This floor plan is not to scale.
Dimensions are approximate &
therefore should only be used for
illustrative purpose.*

First Floor



Total area: approx. 152.0 sq. metres (1636.3 sq. feet)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.