



## 12/64-68 Michael Avenue, MORAYFIELD, QLD 4506

### Opportunity Awaits

Spacious with a functional design, this modern two-storey townhouse is full of features everywhere you look, with convenient low-maintenance living in mind and its' premium position and proximity to all amenities on offer in Morayfield, this property is a must see. Freshly painted inside with new carpets, window coverings and landscaping, there's nothing for you to do but to move right in! A great opportunity for buyers looking to enter the property market at an affordable price yet equally a fantastic time to secure an investment property in a sought-after area.

Set over two levels you'll enjoy the layout of this home that works well to break up the spaces and add a sense of space but does not compromise on functionality or liveability. On the ground floor, you'll find a spacious air-conditioned bedroom with built-in wardrobe and ceiling fan, separate bathroom, laundry plus a bonus study area/play room or reading nook - the choice is yours and provides direct access to the covered patio complete with private courtyard.

Upstairs, the air conditioned open-plan living and dining adjoins the well-equipped kitchen complimented by stainless-steel appliances including dishwasher and a great-sized pantry, the covered balcony provides plenty of natural light and is the perfect spot to enjoy your beverage of choice. Another large bedroom with built-in wardrobe and ceiling fan is also situated upstairs along with a great sized second

**TYPE:** For Sale

**INTERNET ID:** 76P2349

#### **SALE DETAILS**

**Offers over \$500,000**

#### **CONTACT DETAILS**

**Paddington**

50/283 Given Terrace  
Paddington, QLD  
07 3876 3744

**Anna Dos Santos**

bathroom. The features continue with access to amenities within the complex such as bbq's, fenced green spaces with gazebo and seating areas and bike storage.

#### Features at a Glance |

- Freshly painted inside
- New carpeted flooring installed
- New window coverings
- Air conditioning in living areas
- Open-plan living, kitchen and dining
- Well-equipped kitchen including stainless steel appliances, dishwasher & ample cabinetry
- 2 spacious bedrooms - both include built-in wardrobes & ceiling fans
- 2 bathrooms servicing each level
- Bonus study area
- Internal laundry
- Security screens/doors
- Ceiling fans
- Fully fenced private courtyard with covered patio area
- Covered balcony
- Remote lock-up garage with internal access for that added convenience
- Strata Fees (Admin & Sinking Fund) \$530 per quarter

#### Location is everything |

- Easy Access to Brisbane & Sunshine Coast
- Walk the kids to nearest park in 3 minutes
- Only a 9 minute stroll to Morayfield Shopping Centre, restaurants, cafes & plenty more

#### Outgoings |

- Council rates \$435.65 approximately
- Water rates \$448.58 approximately (pending usage)
- Strata fees \$749.85 approximately (Admin, Sinking, Insurance fund inclusive)

If you're an investor looking to acquire this property; a water compliance certificate comes with the property and rental appraisal available upon request.

This property is packed full of great features often not found in properties like this, boasting space and functionality. Enquire today to ensure you don't miss this one!

Other features: Close to Schools, Close to Shops

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

- Bedrooms: 2
- Bathrooms: 2
- Single garage







12/64 Michael Avenue, Morayfield



Please note: All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent.

