

**6/46 Moore St, Morningside, QLD, 4170**

**Harcourts** Local

**Apartment For Sale**

Tuesday, 31 December 2024

6/46 Moore St, Morningside, QLD, 4170

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 104 m2**

**Type: Apartment**



Anton Prestigiacomo

## Elevated Unit in Desirable Location

Occupying the North-West Facing top floor corner and capturing a wide vista across the region, this well configured 104 sqm (approx.) two-bedroom apartment is located within walking distance of Morningside shops and train station. Appealing to first home buyers, downsizing mid-life movers and savvy investors, the versatile and affordable unit with scope to upscale and personalise to add value is likely to have broad appeal and set to be your solid game changing move for 2025.

A crisp white interior flooded with abundant natural light feels spatially generous with neutrally toned tile floors anchoring open plan living and dining area. Screened sliders stack back to ease the flow out onto a colossal wraparound balcony where there's space to arrange alfresco furniture, your favourite pot plants, and to crank up the barbecue for when the crew gathers for a few brews. A modern kitchen continues the white-on-white theme in back splash tiles and cabinetry with stainless steel appliances incorporating gas hob and a dishwasher. Ducted air conditioning throughout and ceiling fans in each of the two double bedrooms maintain ambient year-round comfort, with the main bedroom also well-ventilated with a door to the balcony. Tiled bathrooms include ensuite with frameless glass wet shower and the second bathroom has a shower over the bath - handy for those with young kids. The apartment comes with one secure carpark - although with public transport so close, leave the car at home and pocket the change from your savings on petrol bills.

You'll Love:

- Spacious apartment in a secure, well-maintained block of just seven
- Light-filled open-plan living with separate lounge and dining areas
- Two double bedrooms with built-in wardrobes; Ensued master that opens to the balcony
- Ducted air conditioning throughout
- Single lock-up garage

Just 5 kms from the CBD and handy for popular eateries, sport facilities, parks, and zoned for excellent schools nearby, this special property combines contemporary aesthetics and in a very convenient location. Part of a well-managed pet-friendly low density seven-unit strata title complex, buyers will appreciate the peace of mind that comes with the lifestyle this welcoming community is presenting.

Contact Anton Prestigiacomo on 0429 491 991 today to arrange your inspection.

Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate. We accept no responsibility for any errors, omissions or inaccuracies and it's important that any prospective purchasers make their own enquiry and view the property at hand to verify all information and detail attached to the property.

Disclaimer:

This property is being sold without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.