

Duplex 2/74A Monmouth Street, Morningside, QLD, **RE/MAX**  
4170

## Duplex Semi-detached For Sale

Saturday, 16 November 2024

Duplex 2/74A Monmouth Street, Morningside, QLD, 4170

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: Duplex Semi-detached

## Love at first sight... beautiful duplex in a dream location!

It is extremely rare to find a duplex in this lovely location, so close to the city, with an impressive view of Brisbane CBD and the Story bridge. You will never find a better place at walking distance to everything.

This property is absolutely beautiful. From the main entrance the seduction will start immediately. The large house has been built with only the best possible materials available on the market. Every room is spacious, well organised and the floor plan is well designed.

Downstairs the large remote double garage has a direct access to the court yard, and also allows entrance to the lobby of the house. The potential granny flat, or teenage retreat, downstairs, includes an ensuite, with direct access to the low maintenance court yard and covered patio.

The lovely wood stairs brings you to the largest open space you would have ever seen in a duplex, a complete open plan with a modern kitchen with granite bench top and luxury appliances, so convenient to cook while watching your favourite TV show or conversing with the family and guests. The combined living room and dining opened on a covered patio that always keeps the house fresh by just opening the windows. A separate toilet with vanity is on this level, for the comfort of your guests. The ducted air conditioning system is throughout the house with reverse cycle for winter's night, allowing you to control each and every single room independently.

The acoustic of this property has been professionally done, so that each floor can play music without disturbing the other members of the family, nor the neighbour next door. It is all sound proof, and all fully interconnected for wi-fi and internet connection: it is a beautiful smart house.

The remaining three bedrooms are on the third floor. The master bedroom, very large, with its private balcony has amazing view and the ensuite and walk in wardrobe will seduce you. The two other bedrooms, spacious as well, share a magnificent main bathroom.

All the lights are monitored via remote control, for dimming or even changing the colour depending on the mood, The smart system also allows you to control lights with your phone, from wherever you are, so that the house is not dark when you arrive late at night.

The solar panels plus the 3,000L water tank connected to the 4 toilets, washing machine and front and rear retractable hoses, make the power bill and town water consumption the lowest possible, that is a significant saving.

Please call Reg on 0412 976 122 or Merinda Kim (PA) on 0437 643 181 to book an inspection.

- Large 2 car remote controlled garage plus visitors parking
- Potential granny-flat on ground floor
- 3 bathrooms and 4 toilets, including seeparate toilet with vanity for guests
- Modern open plan living with timber flooring
- Spacious kitchen with granite bench top and Miele appliances
- Great sized entertaining balcony
- Powder room
- Master with Ensuite & private balcony with City views
- Ducted air-conditioning throughout plus extra split unit in master bedroom
- All lights fully activated via remote control or phone, for dimming and changing colour for each room individually
- Security alarm in the whole house with internal sensors throughout
- 3 phase power available
- Separate Laundry
- Window shutters to keep the house cool in summer day

- Spacious courtyard
- Solar Panels x 7, plus 3,000L water tank connected to the 4 toilets, washing machine and to front and rear garden hoses
- Double water purification system under the kitchen sink
- Close to Gateway Motorway
- Self-managed Body corporate by the two owners (Duplex 1 and Duplex 2)
- Walking distance to Hawthorne Cinemas, Cafes, Park, train station, bus stops, restaurants and shops, schools etc