

2/14 Blackburn Ln, Moorooka, QLD, 4105



Townhouse For Sale

Friday, 15 November 2024

2/14 Blackburn Ln, Moorooka, QLD, 4105

Bedrooms: 3

Bathrooms: 3

Parkings: 2

Type: Townhouse



Jane Elvin
0408344417



Joey Elvin
0457000897

BIG & BEAUTIFUL ON BLACKBURN LANE

Property Information:

BCC Rates: \$506.85/quarter

Body Corp Levies: \$744.40/quarter

Sinking Fund Balance: \$24,557.94

With direct street frontage, this large, tri-level townhouse offers a unique layout, with an ensuited bedroom on ground level & an extra TV room on the upper-level suiting owner occupiers and investors alike.

With three bedrooms on offer, this unique layout offers a ground floor, ensuited bedroom with courtyard, perfect to rent out for extra income; ideal for the home office; or for parents buying for children attending university this room would be ideal to keep as your own city pad. Ascend the stairs to the heart of the home and main living areas. The modern kitchen with Caesarstone benchtops, breakfast bench, full sized pantry, dishwasher & stainless appliances enjoys a lovely northerly view. There is a built-in study nook beside the kitchen, with another study nook on the upper level you could even convert this space into a bar area. The open plan living and dining is oversized and flows effortlessly through to the front entertainment balcony.

The upper level has the two remaining bedrooms. The main bedroom is to the front with built-in wardrobes, ensuite and front balcony creating lovely light and air flow. Beside the main bedroom is a sitting room which could even be turned into a 4th bedroom if needed, or another office. For families though, having the extra TV room will give the space often needed but not always found in townhouse layouts. Another study nook is on this level with the 2nd bedroom and built-in wardrobe nicely separated at the back of the layout. The main bathroom is on the upper level, with 3 full bathrooms on offer each bedroom gets their own bathroom, with a handy powder room on the middle level.

Complete this outstanding packaged with a single lock up garage, 2nd car space in the driveway, internal laundry in the garage, ducted air-conditioning, and ceiling fans throughout.

Conveniently positioned in Moorooka, a high growth suburb under 10 km from the CBD, this location is moments to city buses and rail, St Bendan's Catholic Primary School, Moorooka State School, the Moorooka shopping precinct, restaurants & cafes: within easy access to Southside hospitals and universities.

Notable features of 2/14 Blackburn Lane:

- Tri-level townhouse with a north south aspect
- Small complex of 4, all with direct street frontage
- Spacious open plan living and dining
- Modern kitchen with Caesarstone benchtops, breakfast bench, full sized pantry, dishwasher & stainless appliances enjoys a lovely northerly view
- Entertainment deck + a courtyard
- 3 bedrooms, one on the lower level, 2 on the upper level
- Main bedroom with built-in wardrobe, ensuite & private balcony
- TV Room / Study / Potential 4th bedroom on the upper level
- 3 bathrooms, one on the lower level, 2 on the upper level + a powder room on the middle level
- Ducted air-conditioned throughout plus ceiling fans
- Single garage, plus parking in the driveway
- Conveniently positioned in Moorooka, a high growth suburb under 10 km from the CBD
- Moments to city buses and rail, St Bendan's Catholic Primary School, Moorooka State School, the Moorooka shopping precinct, restaurants & cafes
- Within easy access to Southside hospitals and universities.

Call Jane Elvin or Joey Elvin to discuss this opportunity further.