

8 Pampas Street, Moorooka, QLD, 4105



Townhouse For Sale

Thursday, 24 October 2024

8 Pampas Street, Moorooka, QLD, 4105

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: Townhouse



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BRAND NEW, FREEHOLD, 4 BEDROOMS - TWO AVAILABLE

It's not often a freehold duplex (no body corporate fees), that is a brand-new build, with a rare 4 bedrooms, close to every convenience imaginable enters the market. The opportunity exists to buy one or buy both. Perfect for the SMSF; a great investment live in one & rent the other one out; or ideal for owner occupiers suiting couples through to families.

The appeal of this property is obvious from the moment you arrive, and I am sure you will appreciate the larger than normal layout, high ceilings, modern interior & zoned, ducted air conditioning, all which makes this home feel more like a house, without the house price tag.

Enter the front door via keyless entry, greeted by high ceilings (2.7m on each level) into the open plan living and dining which enjoys beautiful northerly breezes, flowing through the home from the back courtyard through to the front courtyard. For those who love to entertain, the spacious front courtyard connects via large sliding doors to the kitchen, creating the perfect indoor-outdoor lifestyle. The stylish kitchen with custom cabinetry creates the heart of the home as it should with an island bench, reconstituted stone benchtops, quality Bosch appliances, dishwasher, electric bin drawer and a full-sized pantry.

Ascend the stairs to the 4 good sized, carpeted bedrooms all with built-in wardrobes. The main bedroom has an ensuite, walk-in robe and a private balcony. The 3 other bedrooms are bright and airy and have built in wardrobes, serviced by the main bathroom with shower over bath. Both bathrooms are finished with custom cabinetry, floor to ceiling tiles & rainfall shower heads. You could run the 4th bedroom as a home office or rumpus room if you don't require 4 bedrooms. This level also enjoys some city views from the back bedrooms.

Complete this outstanding packaging with an oversized single lock up garage with remote door entry & internal access, plus room for another car off street in the driveway; internal laundry; and a powder room on the lower level, and you have the makings of a great home or investment.

The location on offer is second to none, situated in the heart of Moorooka it simply doesn't get any more convenient than this. Located within walking distance to the shops (inc. Woolworths), restaurants, parks & bus, within easy access to the train, universities, hospitals, QLD Tennis Centre & the CBD. Within the Moorooka State School & the Yeronga State High School Catchment.

**** DISCLAIMER - Street Numbers may change ****

Notable features of Pampas St at a glance:

- Part of a duplex, so only 2 in the complex
- Freehold - No Body Corporate Fees
- Brand new build
- The opportunity to buy one or buy both
- Zoned, Ducted air conditioning + ceiling fans
- Open plan lounge & dining
- Stylish kitchen with custom cabinetry creates the heart of the home as it should with an island bench, reconstituted stone benchtops, quality Bosch appliances, dishwasher, electric bin drawer and a full-sized pantry.
- 4 good sized bedrooms all with built-in wardrobes
- Main bedroom with built-in wardrobe, ensuite & private balcony
- Main bathroom with shower over bath
- Both bathrooms with custom cabinetry, floor to ceiling tiles rainfall showerhead
- Powder room on lower level
- Single lock up garage with remote door entry & internal access
- Further off-street parking

- Blinds throughout with remote blinds in the main bedroom (usually new builds don't have any blinds)
- Walking distance to Moorooka shopping precinct
- Walking distance to Moolabin Park
- Within minutes of multiple bus routes and Moorooka Train Station
- With easy access to universities, hospitals & the QLD tennis centre
- School Catchments for Moorooka State School and Yeronga State High School
- Quick access to the CBD

Call Jane Elvin or Nick Morrison to discuss this outstanding opportunity further.