

Moorooka, 23A Gaba Tepe Street

SOLD BY JANE ELVIN

It's not often a freehold duplex (no body corporate fees) close to every convenience imaginable enters the market. The appeal of this property is obvious from the moment you arrive, and I am sure you will appreciate the larger than normal layout and the back yard, all which makes this home feel more like a house, without the house price tag.

Enter the front door greeted by a sitting room, perfect for the 2nd TV room or home office. Continue through to the air-conditioned, open plan lounge and dining. The spacious lounge has plenty of room for the oversized lounge and connects via sliding doors to the covered entertainment area and backyard. The kitchen offers plenty of space for the avid chef with a walk-in pantry, freestanding oven with gas cooktop, breakfast bench, dishwasher & Caesarstone benchtops.

Ascend the stairs to the 3 good sized, carpeted bedrooms all with built-in wardrobes and air-conditioning. The main bedroom is nicely separated to the back of the layout with an



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For Sale
INVITING OFFERS

View
ljhooker.com.au/1EGDH31

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ensuite, and walk-in robe. Beside the main bedroom is the study nook, with room for two people. The wide hallway offers rooms for bookcases or artwork. The further two bedrooms are to the front of the layout, the front bedroom with a north facing balcony. Servicing the upper level, the main bathroom has a separate shower and bath, and the toilet is separate to the bathroom.

Complete this outstanding package 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 (incl. 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.

Notable features of 23a Gaba Tepe St at a glance:

- Part of a duplex, so only 2 in the complex
- Freehold - No Body Corporate Fees
- Grassed backyard, with great side access
- Air-conditioned open plan lounge & dining
- Kitchen offers plenty of space for the avid chef with a walk-in pantry, freestanding oven with gas cooktop, breakfast bench, dishwasher & Caesarstone benchtops.
- 3 good sized bedrooms all with built-in wardrobes & air-conditioning
- Main bedroom with walk-in wardrobe & ensuite
- Main bathroom with separate shower & bath & a separate toilet
- Powder room on lower level
- Single lock up garage with remote door entry & internal access
- Internal laundry at the back of the garage
- Water tank
- Walking distance to Moorooka shopping precinct
- 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

Please contact Jane Elvin or Nick Morrison to discuss this opportunity further or we hope to see you at one of our open homes.



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More About this Property

Property ID	1EGDH31
Property Type	Townhouse
Including	Ensuite Study Air Conditioning Courtyard Dishwasher Built-in-Robes Fully Fenced Remote Garage Water Tank

Jane Elvin 0408 344 417

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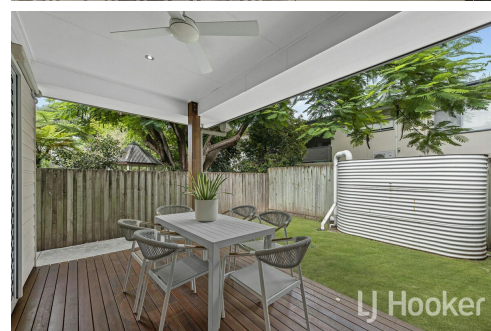
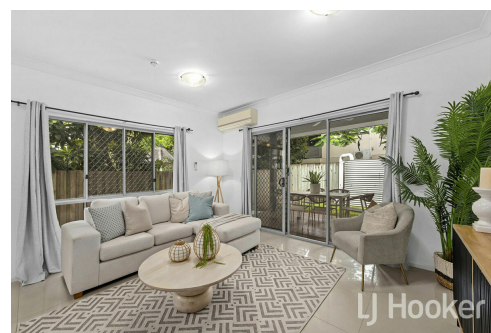
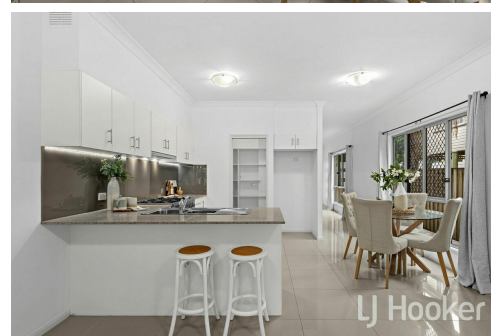
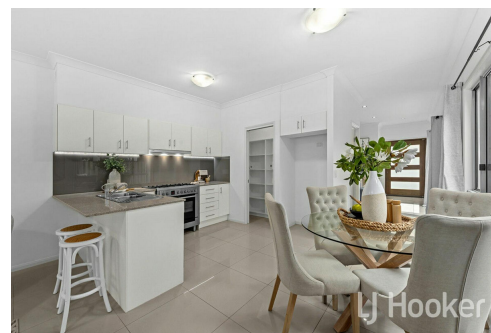
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23A Gaba Tepe Street, Moorooka

LJ Hooker

Internal 137 m2 | External 72 m2

3 bed

2 bath

1 car

Disclaimer: This floorplan is strictly for illustrative purposes only. All measurements are approximate and buyers should make their own enquiries as to the accuracy of the information displayed herein. No responsibility will be taken for any errors or omissions. Floorplan created by fastfocus.au

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