



## Morningside, Unit 4/15 Agnes Street

Prime Location & Not to be missed!

Situated only a leisurely stroll from the popular retail and dining precinct of Morningside is this 1 bedroom gem is nestled in a complex of only 5 units with their own individual courtyards. These properties are tightly held and rarely available and pose an brilliant opportunity for first home buyers, investors, downsizers or those desiring 10k radius living.

Showcasing the best design for a smaller residence with an open plan living space, complimented with large windows allowing good light and breezes. Adjacent to the living is a kitchen that allows the chef to enjoy hosting guests, with good storage, stainless steel appliances and dishwasher.

The bedroom is completely private and separate to the living areas. At the front you have one of the larger courtyards in the complex with space to put that umbrella and relax or at the rear is another small service courtyard, perfect for storing items if needed.

Downstairs is the lockup garage, with extra length providing the laundry and plenty of room



**For Sale**

Best Offers by 3rd of Feb - If not sold prior!

**View**

[ljhooker.com.au/TETGVB](http://ljhooker.com.au/TETGVB)

**Contact**

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(07) 3906 1366

for storage or install your own storage rack system.

This property falls within the Morningside State School & Balmoral High School catchment areas, and is only a short distance to the St Oliver Plunkett Catholic primary school or the Cannon Hill Anglican College. Walk out the door and you have a choice of transport mode with buses and trains both close by.

Property features:

1 Generous sized bedroom with built in robe

Open plan living with lovely timber floors, large windows to capture breezes and ceiling fan

Good size kitchen with stainless steel electric oven and cooktop and includes dishwasher

Single lockup garage with laundry at the rear

Full crimsafe security screens

Separate courtyard - 81 sqm

Currently tenanted with a long term tenant paying \$350.00 / week, lease expiring 19/3/2025

Rates, fees & Body corporate

Rates: \$506.70 per quarter\*

Body corporate fees: \$1,940.00 per quarter\*

Estimated rental return for potential renewal: \$400 - \$430.00 / week.

Location Tips

Walk to the Morningside State School

Walk to the Morningside Shops and restaurants

Walk to the Hawthorne Park, restaurants and Cinema

Walk to the local bus stop and train station

Minutes to St Oliver Plunkett Catholic School and Cannon Hill Anglican College

Approx 5-7 radial km to Brisbane CBD

Approx 13-15 min drive to Brisbane Airport

Approx 13-15 min drive to Westfield Carindale

Contact Team Hansom

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\* = approx



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## More About this Property

<b>Property ID</b>	TETGVB
<b>Property Type</b>	House
<b>Land Area</b>	75 m2
<b>Including</b>	Courtyard Dishwasher Floorboards Built-in-Robes Secure Parking Fully Fenced Remote Garage

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**4/15 AGNES STREET,  
MORNINGSIDE**

INTERNAL AREA 45 sqm  
EXTERNAL AREA 28 sqm  
TOTAL BUILDING AREA 73 sqm approx.

This plan is for illustrative purposes only. All areas, dimensions and fittings are approximate. Plans are decorative only. Floor Plan by Living Media.



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