

## Morningside, Unit 6/132 Pashen Street

### Hawthorne Perks With A Morningside Price Tag

Situated in a complex of 12, this light and bright unit has recently undergone a full transformation and presents buyers with the opportunity to secure real estate close to the CBD. Morningside has become one of Brisbane's highly sought-after suburbs being close to the city, enjoying great public transport access, parks and shops and a multicultural vibe. Units in this block consistently deliver a high occupancy rate; invest or owner occupy, both present exceptional buying opportunities.

North facing, this first floor unit has a large open plan living area with loads of natural light flooding into the living spaces and bedrooms. Off the living area is a private balcony with elevated views and glimpses of the Gateway Bridge. The bedrooms are of generous size with built in robes and air-conditioning in the master bedroom.

The oversized garage allows for plenty of storage, has remote access and houses the laundry with space for a home gym or workshop.



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Sale**  
FOR SALE

**View**  
[ljhooker.com.au/TEZGVB](http://ljhooker.com.au/TEZGVB)

**Contact**  
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**LJ Hooker Cannon Hill**  
**(07) 3906 1366**



#### Property Features:

Two generous bedrooms with built-ins

Master complete with air-conditioning and room for a king sized bed

Renovated bathroom with floor to ceiling tiling and inwall system toilet

Large open plan living, dining and kitchen

Kitchen with electric cooking, dishwasher and ample storage space

Large lock up garage with remote tilt door, space for home gym or workshop and laundry  
119sqm

Body Corporate Fees: Approx \$700.00\* per quarter

Council Rates: \$411.65 per quarter\*

Rental Return: Approx \$600.00 - \$650.00\* per week

#### Location:

8km to Brisbane CBD

5\* minute walk to Hawthorne Park/ Morningside AFL

5\* minute walk to local coffee shops, restaurants and more

2\* minute walk to Morningside S/S

15\* minute walk to Oxford Street

3\* minute drive to Bulimba Memorial Park

Local schools include: Morningside S/S, St Peter & Pauls, Lourdes Hill, Bulimba S/S,  
Balmoral State High + more

2\* minute drive to local shops

4-5\* minute drive to Morningside Train Station

Walk to local bus stops on Riding Road

Contact Team Hansom

Ashleigh Hansom | 0448 742 538

Deanne Hansom | 0403 066 191

\* = approx

## More About this Property

Property ID	TEZGVB
Property Type	Unit
Including	Air Conditioning Balcony Gym Dishwasher Built-in-Robes Secure Parking Remote Garage

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Principal & Licensee | cannonhill@ljhch.com.au

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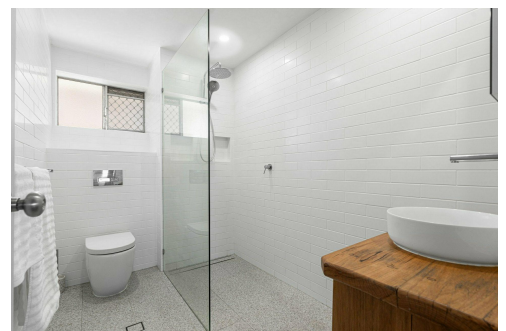
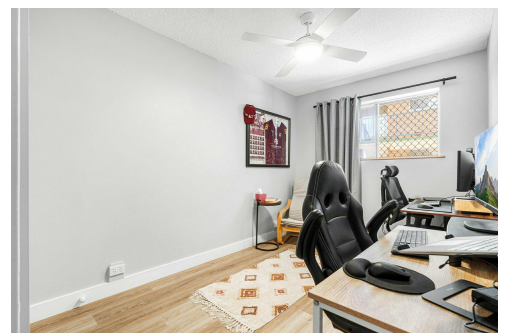
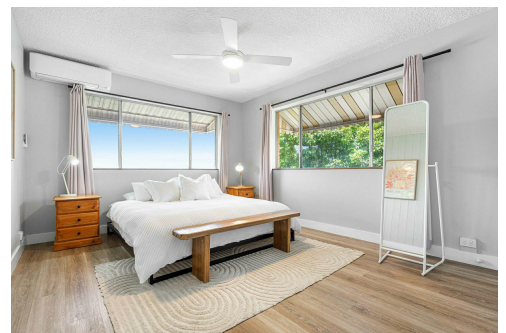
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