



**1, 100 Morris Rd, Rothwell**



### Huge Courtyard – Spacious Living – Small Complex

Located across the road from popular Mueller College this property presents a great opportunity to a smart buyer. If you are looking for a tidy place to call home in a small and well-kept complex, within walking distance to shops, schools and kilometers of walking tracks this is the one you have been waiting for.

The property boasts:

- Townhouse located at the front of a small complex of 3 units all owner occupied with a very reasonable body corporate
- Large full fenced and private courtyard with covered patio, established gardens, and spacious grassed area for the kids and pets to play

Downstairs

- Air-conditioned open plan lounge and dining area
- Modern kitchen with new dishwasher, electric wall oven, ceramic cooktop, rangehood and heaps of storage
- Powder room with toilet
- 1 car garage with remote control door and internal access into the home
- Laundry at the back of the garage

Upstairs

- 3 spacious bedrooms with built in robes and ceiling fans. The master bedroom and one other feature air conditioning. 2 of the bedrooms, including the master bedroom have water glimpses across the bay
- Large bathroom with a shower, bathtub, vanity basin, and toilet

Extras:

- Storage under the stairs
- Electric hot water system

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**Price** SOLD for \$346,000  
**Property Type** Residential  
**Property ID** 1460  
**Land Area** 115 m2  
**Floor Area** 92 m2

#### Agent Details

Rachele Jones - 0432 834 733

#### Office Details

Clontarf  
 48 Hornibrook Esplanade Clontarf QLD  
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- Pet friendly (subject to body corporate approval)
- Security screens on the windows and doors

The property has been well maintained and you can move in and simply enjoy. The home is located amongst other neat properties and close to nature reserves and kilometers of walking and bike tracks both north and south. The position is elevated, and the home is well designed to capture the sea breezes off the bay. The home is perfectly located for children attending Mueller College and Grace Lutheran College. Close by are a selection of shopping areas and the Rothwell Train Station and bus transportation is nearby.

Sellers circumstances have changed, and they are ready to move on.

All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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