



## FOR SALE

### UNIQUE SPACIOUS GROUND FLOOR UNIT WITHIN WALKING DISTANCE TO EVERYTHING!

Inspections by Appointment

This very spacious ground floor Unit in Clayfield, includes a huge wrap Courtyard (132sqm) and extra covered Entertaining area (27sqm) and enjoys a lovely north/East aspect and cool bay breezes.

Only 10 mins to the City & 6 mins to the Airport, it is conveniently located within walking distance to Toombul Shopping Centre, good Bus & Rail Transport, excellent Schools and Colleges, trendy Nundah Village, lovely Parks and Bike Tracks. The Airport link and Clem 7 Tunnels give easy access to the Sunshine & Gold Coast beaches.

Nundah is one of the popular sought after inner northern Suburbs of Brisbane. Many young families as well professional couples and retirees are realising the benefits of living here and enjoying the lifestyle this suburb offers.

Other features include:-

- 2 Good sized built in Bedrooms
- 2 Bathrooms including Ensuite
- Internal Laundry
- Modern Open Plan Kitchen with Stone Benches
- Dishwasher \* Split System Airconditioning
- Combined Lounge & Dining including
- Optional Study area
- Tiled and Carpeted
- Good security Screened Windows and doors
- Huge Wrap Courtyard + Covered Entertaining area
- Intercom & Lift Access from Car parking
- Pristine Inground Pool
- Excellent Investment Opportunity

2 BED | 2 BATH | 0 CAR

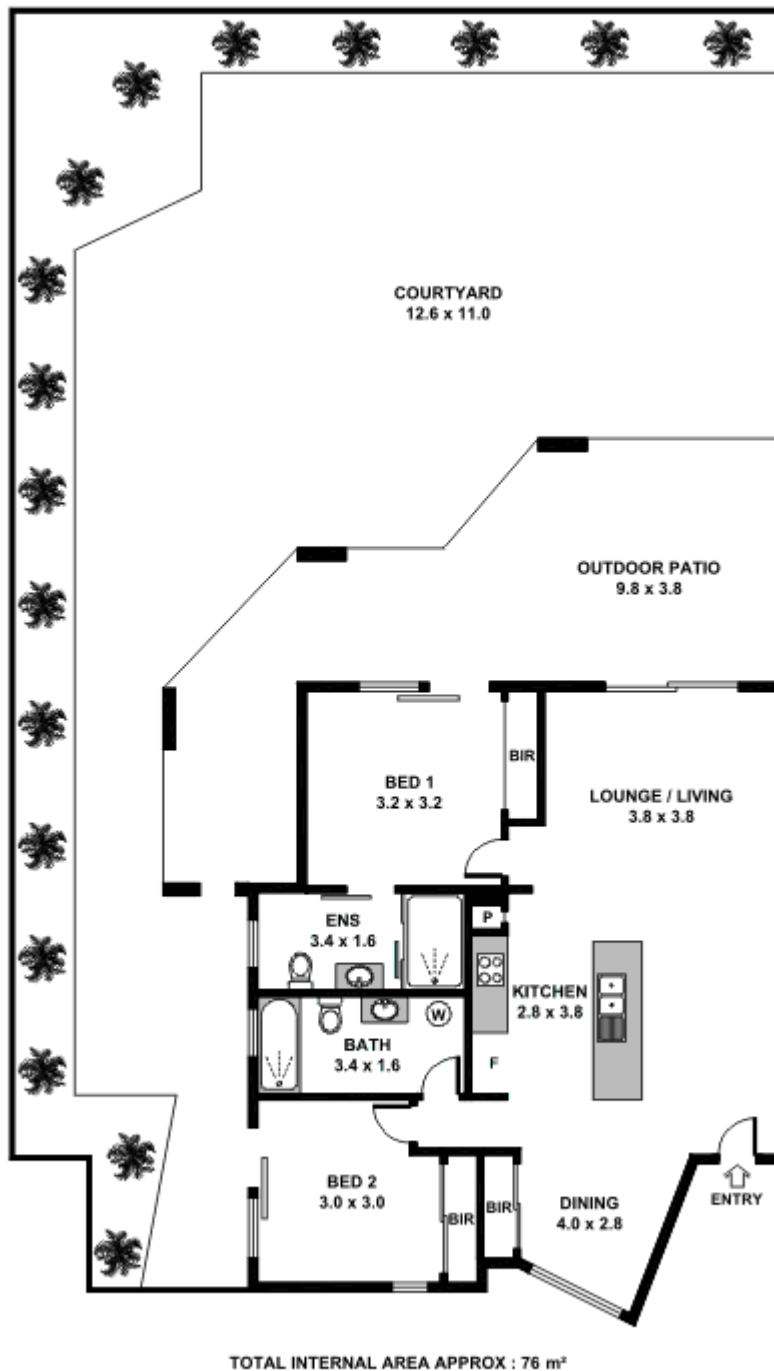
PRICE:  
By Negotiation

OPEN FOR INSPECTION:  
N/A



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## 3/9 Amisfield Avenue, Nundah



Please note: All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent.

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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.