



# SOLD

## EXCELLENT, WHISPER QUIET LOCATION PLENTY OF POTENTIAL HERE ON 632SQM

This low set Family Home is situated in whisper quiet culdesac on 632sqm in Nundah. Plenty of opportunity here to either fully renovate, extend or just give some TLC. It is within minutes of most amenities such as excellent schools, good Bus & Rail transport, Toombul Shopping Centre, trendy Nundah Village, lovely Parks and Bike tracks.

Nundah is a popular inner Northern Suburb of Brisbane with close proximity to Racecourse Road and Hamilton Portside Wharf precinct. Young Families and Professionals are moving into the area, realising the benefits of life style and convenience. The City is only 15 minutes drive and the Airport is within 8 minutes. Airport link, Clem 7 tunnel and Gateway Bridge give easy access to the M1 for Gold Coast and Sunshine Coast beaches.

Other Features include:

- North Easterly Aspect
- Fresh neutral decor throughout
- 3 bedrooms ( 2 builtin ) + Office
- 1 semi renovated Bathroom with separate Toilet
- Modern Kitchen overlooking large covered & paved Entertaining area
- Living/Dining & separate Lounge with French Doors and Lovely Cornices
- Large room suitable for Office with private secure entrance and Kitchenette
- 2 x Split system Air conditioning
- Security Grilled Doors, Fly Screens, Laundry Room
- 2 Car garage plus storage & Off street parking
- 632 sqm level block
- Whisper Quiet Cul-de-sac location
- Walk to Park and Bike Track
- Minutes to most amenities
- Rates - \$435.35 per qtr

The motivated vendors have moved and this home is now ready for you to move into today. All Genuine written offers will be considered. Please contact me should you require further

3 BED | 1 BATH | 0 CAR

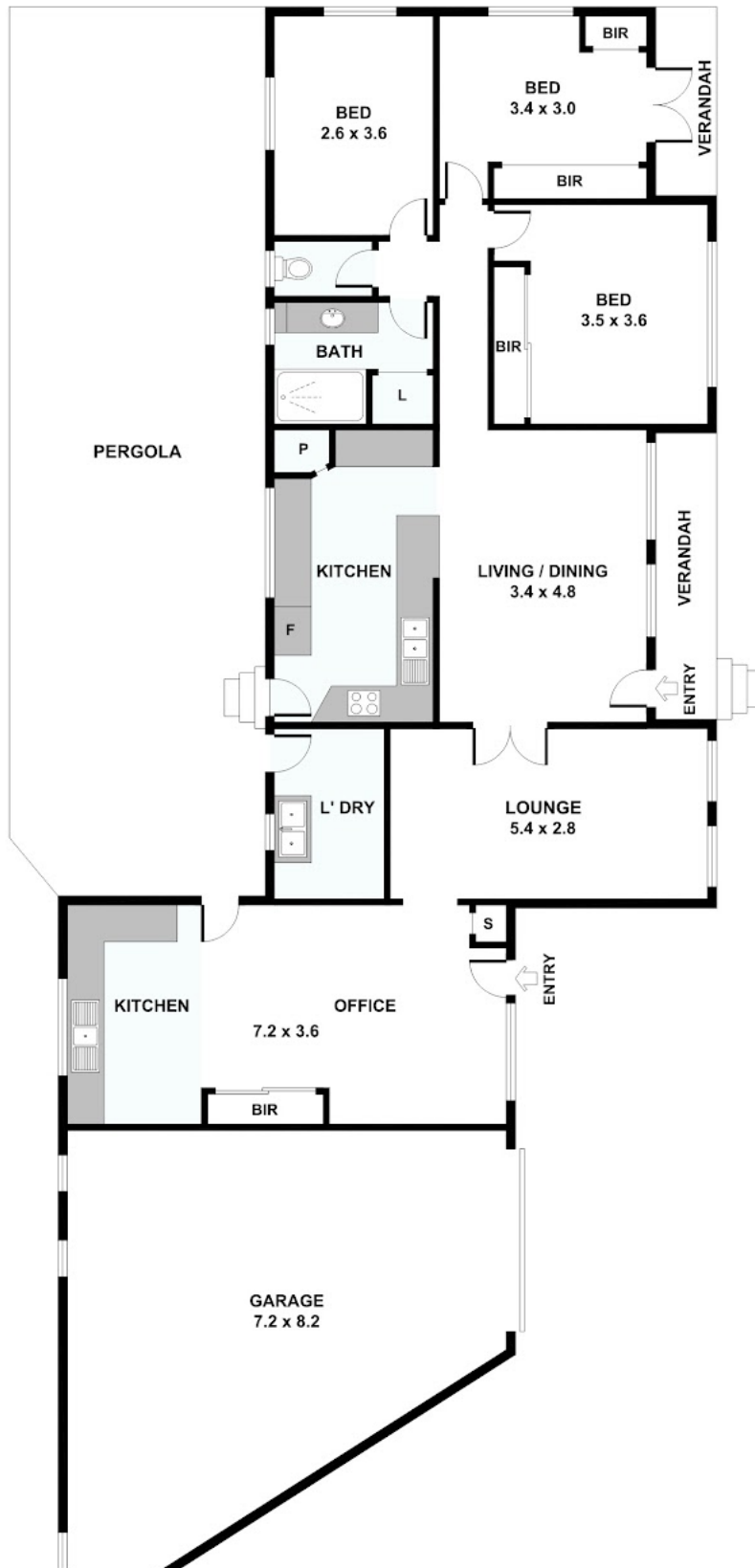
PRICE:  
\$600,000

OPEN FOR INSPECTION:  
N/A



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# 23 Alicia Street, Nundah



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.

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.