



## FOR SALE

### SPACIOUS LOW SET BRICK VILLA HUGE COURTYARD INCLUDING COVERED ENTERTAINING

You will be impressed with this delightful low set brick Villa situated in the tidy complex of "Nundah Gardens". Only 1 of 9, it enjoys a North Easterly aspect and a huge private turfed Courtyard (approx 190sqm), including a covered and paved Entertaining and BBQ area.

Perfect for 1st Home Buyer, Downsizing from larger Home or excellent Investment opportunity!

Offering fresh neutral decor throughout, modern Kitchen, combined Lounge & Dining, 2 good sized built-in Bedrooms and a hideaway Laundry in the Bathroom, it is also conveniently located to good Bus & Rail transport, excellent Schools, Sporting Fields, Bike Track, trendy Nundah Village and Toombul Shopping Town.

The suburb of Nundah is a popular inner northern suburb of Brisbane, within 15 minutes of the city and only 8 minutes to the Airport. The Gateway Bridge & Clem 7 Tunnels give easy access to the Sunshine and Gold Coast Beaches.

Other Feature include:

- 2 built-in Bedrooms - 1 K'size & 1 Q'size
- 1 Bathroom including hideaway Laundry
- Separate Toilet
- Modern Kitchen
- Combined Open Plan Lounge & Dining
- 2 x Split System Air Conditioning
- Security roll away Shutters
- Security Doors & Fly screens
- Tiled and Carpeted flooring
- Large covered & paved Entertaining & BBQ area
- Huge U-shaped Private, turfed Courtyard
- 2 Car - 1 remote Lockup with storage + 1 Exclusive Car Space
- Garden Shed and hideaway clothes line

2 BED | 1 BATH | 1 CAR

PRICE:

Offers \$399,000

OPEN FOR INSPECTION:

N/A



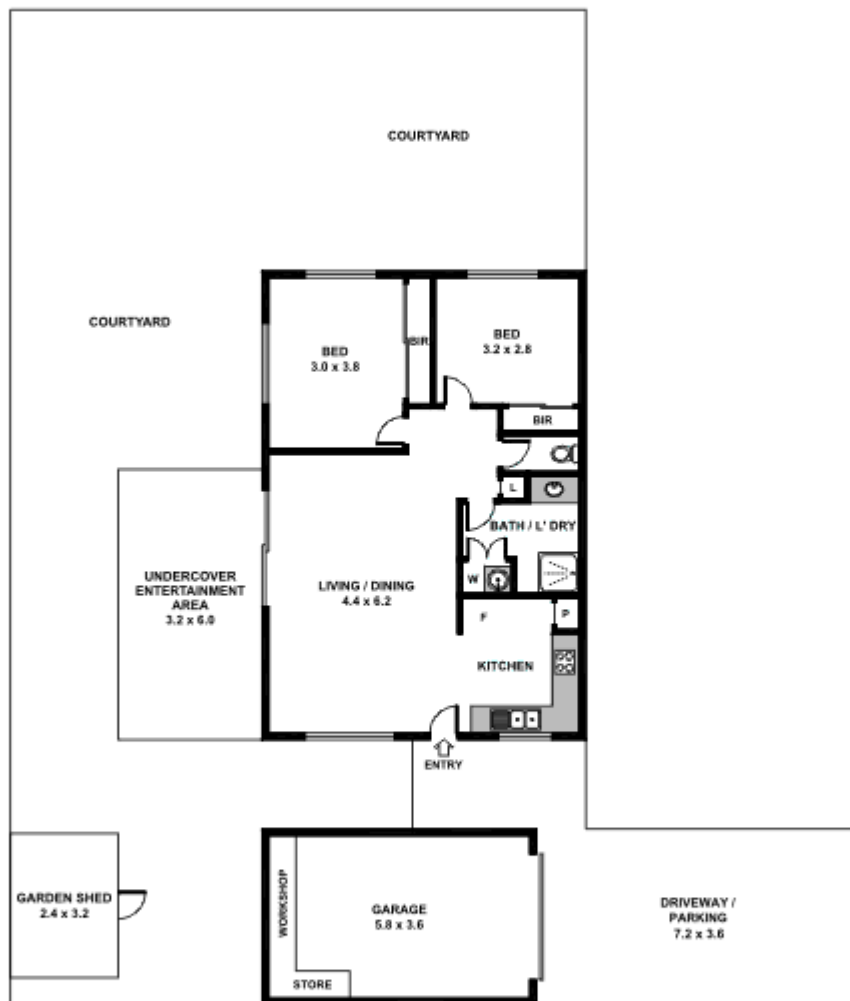
**Julie Cameron**

**0412191738**

julie.cameron@atrealty.com.au

[www.atrealty.com.au](http://www.atrealty.com.au)

# 7/136 Nellie Street, Nundah



TOTAL INTERNAL AREA APPROX : 70 m<sup>2</sup>  
TOTAL EXTERNAL AREA APPROX : 190.8 m<sup>2</sup>

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.



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.