



## FOR SALE

### RELAX AND ENJOY THIS LOW-MAINTENANCE HOME UNIT ... LOVE THE NUNDAH LIFESTYLE!!

Presented by local agent's Mark Roemermann and Andrew Emms ...

- \* Easy-care living in a great, central location
- \* Just a short 200m walk to the Nundah Village
- \* Easy access to shopping, dining and cafes
- \* Public transport is only moments away
- \* The perfect addition to an investment portfolio
- \* You can also live in and enjoy the convenience of apartment living

Located within walking distance of the bustling Nundah Village, this move-in ready apartment is a must-see for investors and owner-occupiers alike. Whether you want an easy-care addition to your property portfolio or a home that offers a relaxed lifestyle, this is the perfect apartment.

Cafes, retail stores, an abundance of dining options, schools and the local supermarket are all within walking distance, while the apartment is peaceful, quiet and private.

With an enviable top-floor location, the apartment is filled with natural light and excellent cross-ventilation to catch cooling breezes in summer. A spacious balcony takes in sweeping views over the rooftops and surrounding suburb.

Enjoy two good-sized bedrooms, both with built-in robes, plus two bathrooms including the master ensuite. The kitchen, boasting Caesarstone benchtops, pendant lighting, a suite of stainless steel appliances and plenty of storage, overlooks an open-plan living and dining space.

The living room spills out to the oversized balcony offering the much-loved indoor/outdoor lifestyle. Currently, the apartment is leased to wonderful tenants who would love to stay on with a rental return of \$415 per week.

Let's tick some more boxes:

- \* Ducted, reverse cycle air-conditioning for complete climate control
- \* On-demand gas hot water
- \* ADSL or cable internet connection

2 BED | 2 BATH | 1 CAR

PRICE:  
For Sale

OPEN FOR INSPECTION:  
N/A



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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.

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