



## FOR SALE

### CONTEMPORARY LOW MAINTENANCE JEWEL IN ULTRA CONVENIENT LOCATION!

Nestled in the heart of the ultra-convenient and family friendly Wavell Heights, I proudly present this immaculate & well-maintained inner-city jewel!

This modern-day home is sure to impress with its amazing views & breezes, ultra-convenient location and contemporary touches that will have you falling in love from the door.

Offering low maintenance living at its finest, this home presents an opportunity for buyers looking for an amazing new lifestyle rich location – being located only 15 minutes to everything the CBD has to offer, all while also being walking distance to all local amenities such as Nundah Village, highly regarded schools & access to multiple transport options.

Both bedrooms have been designed with contemporary size and both come complete with built-ins & ceiling fans. The large master is equipped with an ensuite and large walk in robe. Furthermore, there is an oversized balcony with spectacular views & catches brilliant breezes, perfect for the Sunday afternoon BBQ.

This dazzling & well rounded property represents a fantastic opportunity for buyers looking to break the rental cycle and make the jump to proud home owner or is perfect for any savvy investor looking to make a solid addition to their growing portfolio! So be quick & don't delay and call for booking times and inspection availabilities today!

Feature list –

**POSITION POSITION POSITION!!!!** Only 3 minutes to Nundah Village shopping & Nundah train station, 400m to the tranquil Boyd park and only a short drive/walk to a selection of highly regarded schools such as Mary Mackillop, St Josephs and Nundah State School. 5mins to Westfield Chermside and only 15mins to the Brisbane CBD!!

- \* Perfect 1st home or ultimate investment property renting at a superb \$450 a week
- \* Immaculately presented & meticulously maintained
- \* Modern and contemporary designed all ready for you to move in, unpack & enjoy!
- \* Low maintenance jewel in ultra convenient family friendly area

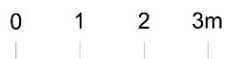
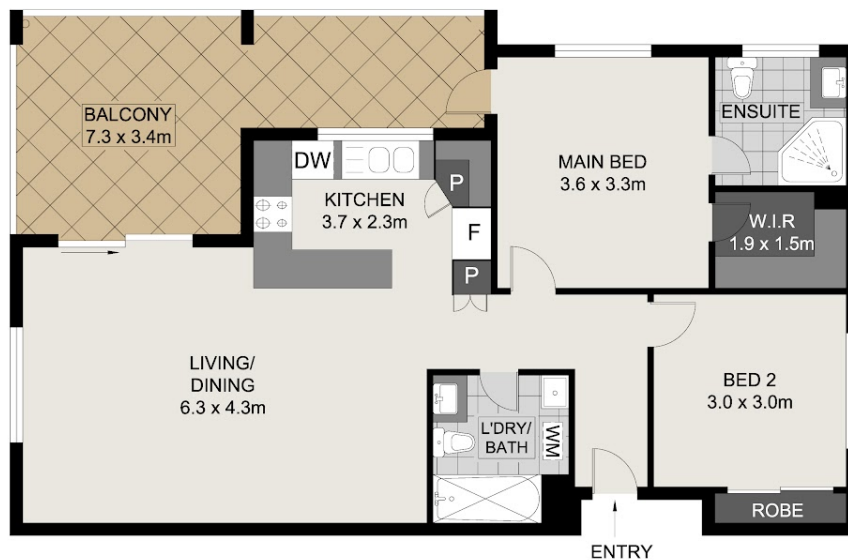
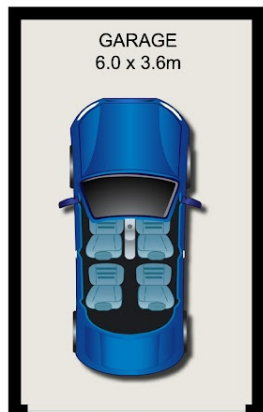
2 BED | 2 BATH | 1 CAR

PRICE:  
UNDER CONTRACT

OPEN FOR INSPECTION:  
N/A



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Scale in metres, indicative only. Dimensions are approximate. 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.

INT : 76.36m<sup>2</sup>  
 EXT : 18.51m<sup>2</sup>  
 GARAGE : 21.60m<sup>2</sup>  
 TOTAL : 116.47m<sup>2</sup>

## 4/61 Rode Road, Wavell Heights

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.