



# FOR SALE

## LIFESTYLE OPPORTUNITY

This leafy address is well positioned for future capital growth, only 12km to the CBD and 4km to the International Airport. Easy access to all amenities with Nudgee Rail only 900m and access to the Gateway motorway for travel both to the Gold Coast and Sunshine Coast. Bikeway and walking track to Nudgee Beach for your fishing, kayaking, paddle boarding, crabbing and prawning. So much to do in this recreational area with Nudgee Golf Club only minute drive from the desirable location of this particular property. Quality restaurants and cafes are also close by.

Professionally landscaped together with a flag pole, this particular architect designed home of three bedrooms, two built in and master with walk in robe and spacious ensuite, also has a study. Featuring airy, open plan living spaces that flow onto a covered entertaining terrace, this home is designed to take advantage of the perfect north/east aspect. The kitchen has a premium range of inclusions, stone bench tops and designer brand stainless steel fittings. The home has been designed with an abundance of storage areas and is low set with wheelchair access if required. The garaging is single lock up with additional undercover carport for your caravan, boat or second vehicle.

- Three bedrooms, master has walk in robe and ensuite
- Study
- Open plan living and dining area
- Family bathroom with bath and separate shower
- Separate toilet
- Spacious build in laundry with direct external access to the drying area
- Well equipped kitchen
- Air conditioning to the master bedroom and living area
- Ceiling fans
- Quality window dressing
- Internal access to both the garaging and the additional undercover vehicle area
- Fully fenced for your pet
- Security Screens throughout

\*\*\* This property is proudly promoted by a mobile, tech savvy Local Real Estate Agent supported by Australia's most progressive and supportive head office based in Surfers Paradise, Queensland\*\*\*

3 BED | 2 BATH | 0 CAR

### PRICE:

Urgent Sale All Offers Submitted

### OPEN FOR INSPECTION:

N/A

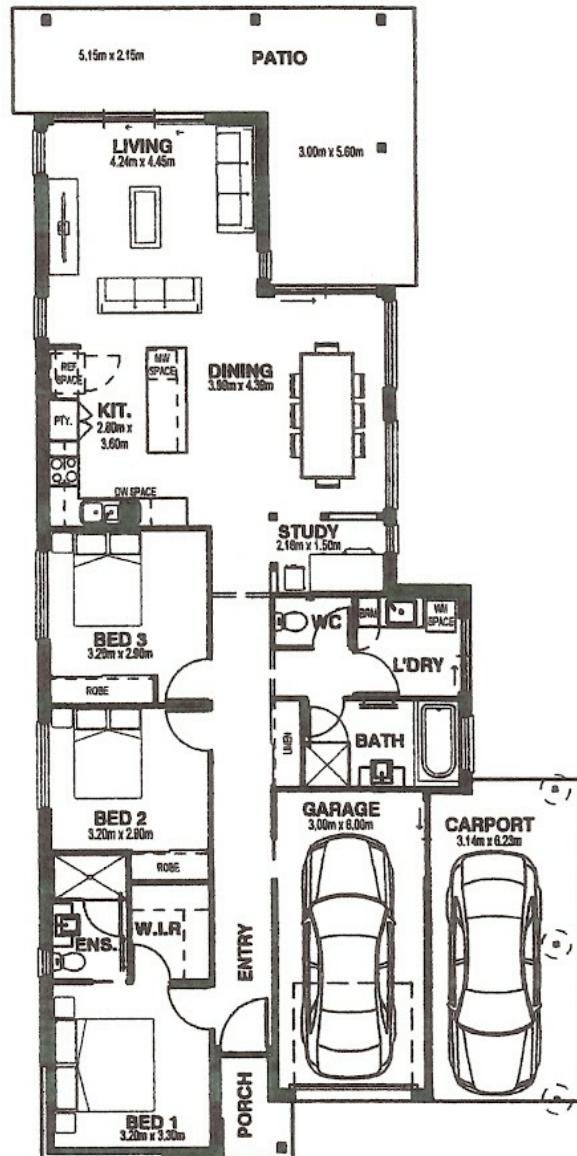
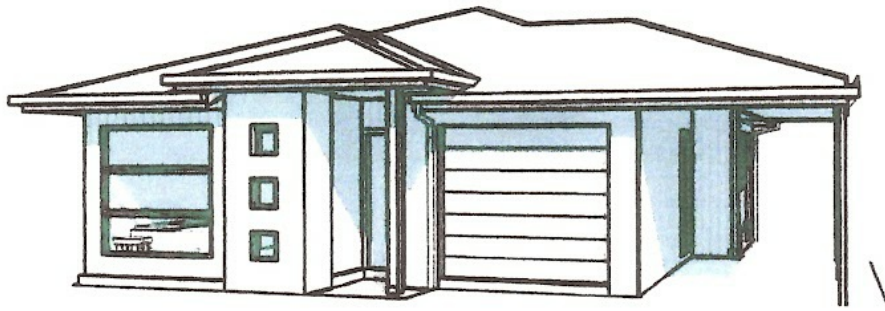


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AREA SUMMARY	
Living Area	128.60 m <sup>2</sup>
Garage Area	19.96 m <sup>2</sup>
Carport Area	19.82 m <sup>2</sup>
Patio Area	27.87 m <sup>2</sup>
Porch Area	2.97 m <sup>2</sup>
Grand total	199.22 m <sup>2</sup>

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.