

## FOR SALE

### BRAND NEW SECURE GROUND FLOOR 1 BED + STUDY UNIT!

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

- \* Ground floor, private courtyard unit
- \* Unsurpassable build quality, value-packed
- \* 1 bedroom with walk-in robe + full-sized separate study
- \* Bosch stainless appliances, premium tap-ware
- \* Generous quartz stone benched kitchen
- \* Clearly defined open-plan living spaces
- \* Seamless flow to a generous courtyard
- \* Pet-friendly boutique complex
- \* Secure remote lockup garage
- \* Private secure storage room
- \* Quality ceramic tile & carpet floors
- \* Air conditioning & energy efficient lighting
- \* Excellent local schools, sporting clubs & parks
- \* Stroll to Nundah Village & Nundah Train Station
- \* Easy access to Airport, Brisbane CBD & both coasts
- \* Peaceful, safe and quiet setting amongst quality homes
- \* \$20,000 First Home Owners Grant available for eligible buyers
- \* Very affordable body corporate fees of only \$1,400/year
- \* Council Rates \$375/quarter

First home buyers, downsizers and investors should all explore this one-of-a-kind, almost two bedrooms, safe and secure courtyard unit.

Act quickly to secure your little piece of Nundah @ 86 Boyd Road. Call Mark Roemermann or Andrew Emms to arrange your visit.

\*\*\* This property is proudly promoted by mobile, tech-savvy, Brisbane based LOCAL REAL ESTATE AGENT'S supported by Australia's most progressive & supportive multi-office

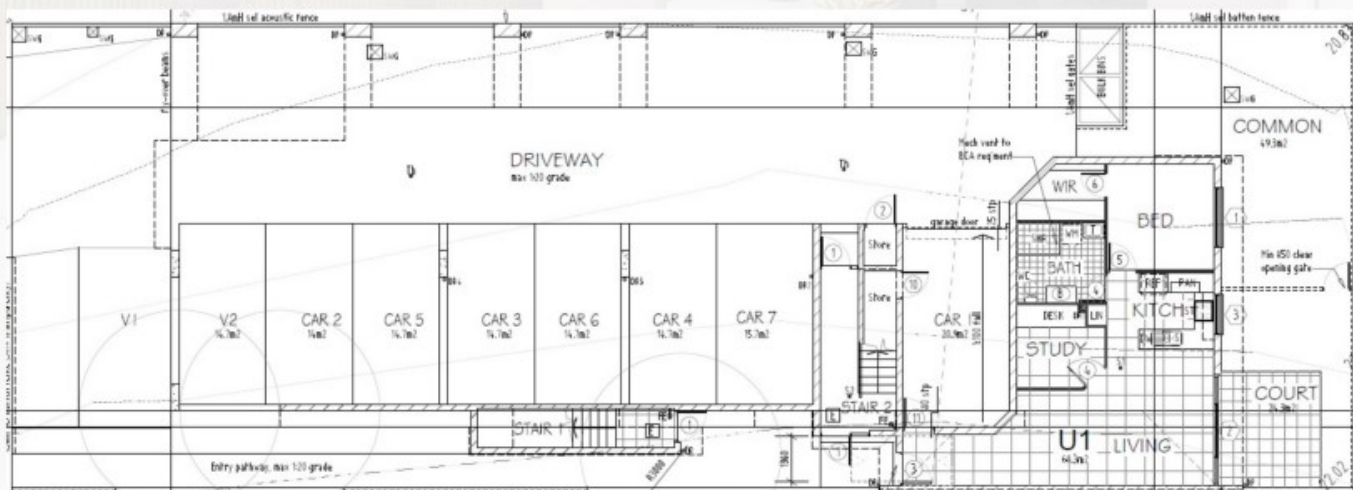
2 BED | 1 BATH | 0 CAR

PRICE:  
\$405,000

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.