



3/18 Hedley Avenue, NUNDAH QLD 4012

Townhouse: 2 beds 2 baths 1 park



## SOLD by PLACE NEWMARKET

SOLD

This block of six spacious contemporary townhouses is situated in vibrant Nundah, just 10.2km northeast of the CBD. With the development close to all conveniences and backing onto parkland and local football ovals, these townhouses represent the ultimate contemporary lock-and-go lifestyle. Ideal for investors and owner-occupiers alike, prospective first home buyers can utilise the \$20,000 New Start Grant.

Pristinely presented in contemporary, neutral tones, this modular-designed block is set in neat landscaped gardens, with each townhouse comprising two bedrooms and two bathrooms spread over three levels.

The balconies of both Townhouse 3 & 6 are generous, with a 15m gap between the balconies and the adjacent property for maximum space and privacy.

The lower level includes a laundry with drying area, storage space and single remote controlled garage with internal access and a small private courtyard.

The second level comprises a large, immaculately tiled open-plan living and dining area with aircon and ceiling fans and a neat kitchen with ample cupboard space, reconstituted stone benchtops and modern appliances. Double sliding doors open from the living area onto an enclosed balcony.

The third level houses two bright and breezy carpeted bedrooms with built-ins, aircon and ceiling fans, each with its own ensuite!

Other features include a 160l hot water system and roller blinds on all windows and glass sliding doors.

Set on a good bus network and only a 12-minute walk to Nundah station, this block affords easy access to the city, airport link tunnels and Port of Brisbane. Local schools include Nundah State School, St Margaret's, St



Michael Stewart

E: [michaelstewart@eplace.com.au](mailto:michaelstewart@eplace.com.au)

M: 0416 448 213

### Features

- Air Conditioning
- Built-In Wardrobes
- Close to Schools
- Close to Shops
- Close to Transport
- Secure Parking

Property No. 9222681



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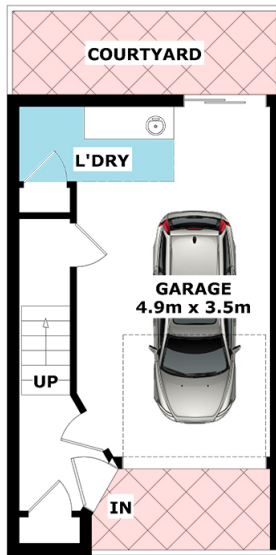
Rita's and Clayfield College.

The neighbourhood is a vibrant, eclectic enclave with amenities galore, including the thriving Nundah Village shopping and dining precinct with its cosmopolitan mix of shops, restaurants and mixed-use spaces. Ample cycle paths include the popular Jim Sourly Bikeway at the end of the street and there are extensive walking tracks along the banks of Nundah Creek.

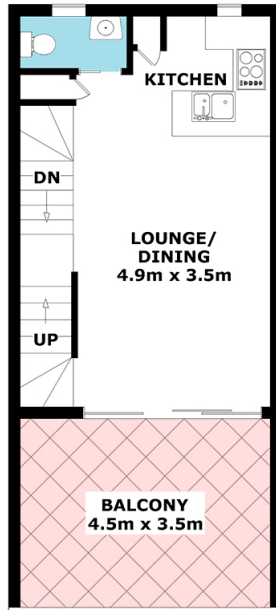


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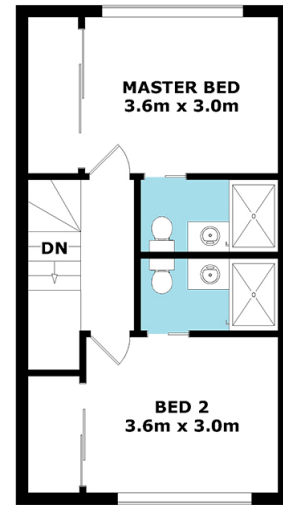
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

APPROX GROSS INTERNAL AREA 106 sqm

APPROX GROSS TOTAL AREA 136 sqm

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Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only.



5/18 HEDLEY AVE, NUNDAH

