



16 Laura Place, Nudgee

Lowset Perfection in a Dream Cul-de-Sac Location —Walk to Parks, ACU & Train

Nestled in one of the Northside's best-kept secrets, surrounded by prestigious homes and a welcoming community, this exceptional residence presents an outstanding opportunity to secure your forever home in a tightly held pocket. Showcasing an impeccable single-level design, a premium cul-de-sac position and an effortless blend of space, comfort and functionality, this beautifully presented home will appeal to growing families, executive couples or singles seeking quality lowset living, as well as savvy investors looking for a high-performing investment in a thriving growth corridor.

Perfectly positioned for everyday convenience, you'll enjoy easy access to everything that matters —parks and playgrounds, ACU, train stations, bus services, highly regarded schools and a variety of shopping and dining options are all just moments from your doorstep. Offering the lifestyle you've been searching for, this outstanding home is one not to miss.

Special Features Include:

- Generous 658m2 allotment positioned in an exceptionally quiet

4 2 2

FOR SALE

\$1,500,000+

VIEW

By Appointment

AGENTS

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All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



cul-de-sac, with parkland and a children's playground at the end of the street.

- Fully fenced, level backyard providing a safe haven for children and pets, complemented by beautifully landscaped gardens and ample space to add a swimming pool if desired.
 - Soaring ceilings create an immediate sense of space, light and elegance from the moment you enter.
 - Impeccably designed floor plan offering outstanding functionality, flexibility and generous proportions throughout.
 - A superb selection of formal and informal living and dining spaces provides the perfect balance of family connection and private retreat.
 - Expansive formal lounge and dining room (or ideal home office), complemented by a spacious family room and casual dining area adjoining the kitchen-perfect for both everyday living and effortless entertaining.
 - Stylish contemporary kitchen, recently refreshed and centrally positioned, featuring quality appliances, excellent storage and a fabulous design for those who love to cook and entertain.
 - Covered outdoor entertaining area flows seamlessly from the living spaces, creating the ideal setting for family gatherings, weekend barbecues or simply relaxing while overlooking the private backyard and landscaped gardens.
 - Luxurious master suite featuring generous proportions, a large ensuite and walk-in robe.
 - Three additional oversized built-in bedrooms, all thoughtfully positioned for family living or guests.
- " Double remote garage with internal access.
- " Additional premium features include ducted air conditioning, NBN connectivity, neutral décor, quality flooring and security screens for year-round comfort and peace of mind.

The location is every bit as impressive as the home itself. Enjoy easy access to bus routes servicing Brisbane's leading schools, Brisbane Airport and both the Sunshine Coast and Gold Coast motorways. You'll also be just moments from Australian Catholic University (ACU), Earnshaw State College, beautiful local parks and playgrounds, the Banyo shopping precinct, and both Banyo and Nudgee train stations.

This is a rare opportunity to secure an exceptional home in one of the Northside's most tightly held and convenient locations. Homes of this calibre are always in strong demand-inspect without delay to avoid disappointment.

DISCLAIMER: All information provided has been obtained from sources we believe to be accurate. However, we cannot guarantee the information is accurate and accept no liability for errors or omissions. (including but not limited to a property's land size, floor plans and size, building age and condition) Interested parties should make their own enquiries and obtain their own legal advice.

MORE DETAILS

Property ID	3CNJF1R
Property Type	House
Land Area	658 m2
Including	Ensuite
	Study
	Air Conditioning
	Ducted Cooling
	Toilets (2)
	Deck
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage

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Internal 200 m² | External 60 m² | Total 260 m²

Floor plans are intended to give a general indication of the proposed layout only. All images and dimensions are not intended to form part any contract or warranty.