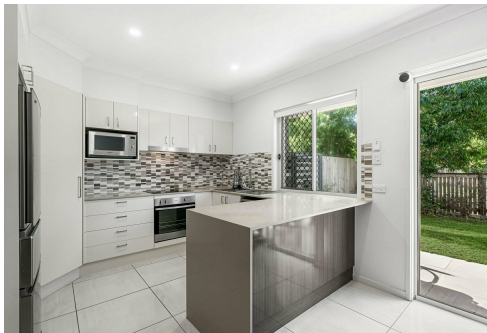




Nudgee, Unit 3/190 Queens Road

Stylish and Convenient for all your needs!

Discover your new home at 3/190 Queens Rd, Nudgee. This contemporary three-bedroom townhouse offers the perfect blend of comfort, convenience and modern living. Nestled in a vibrant community, with pool and BBQ facilities this property is ideal for families, professionals, and investors alike.

With open plan lounge and dining areas all infused with an abundance of light, this is perfect for the entertaining and the everyday living. All opening on to a leafy private courtyard and alfresco dining area or simply just relax in the sun. The modern kitchen is sleek and well equipped with stainless steel appliances and forms that hub of the home.

Ascend the stairs and you will discover a spacious landing perfect for a home office if needed and 3 generous bedrooms. All with plenty of natural light, air conditioning, ceiling fans and robes. The Master bedroom has a luxurious feel with generous space, walk in robe, ensuite and private access to the front deck.



Disclaimer: 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.

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For Sale

SOLD \$725,000.00

View

ljhooker.com.au/T8XGVB

Contact

Deanne Hansom

0403 066 191

cannonhill@ljhch.com.au

LJ Hooker Cannon Hill
(07) 3906 1366

Currently rented to a long term tenant at \$650.00 / wk until 9/5/25

Property details

3 Generous bedrooms with ceiling fans, air conditioning and robes. Bedroom 2 has access to balcony

Master suite complete with ensuite and walk in robe and private access to balcony

Open plan lounge/ dining area with air conditioning

Kitchen complete with dishwasher, stainless steel appliances and stone benchtop

Patio area at the rear and private courtyard

3rd toilet powder room downstairs for the guest

Main bathroom generous complimented with modern finishes

Single lockup garage with internal access

Oversized single carport at the front

Security screens downstairs and upstairs doors

Complex pool and BBQ facilities

Onsite management

Rates and Returns:

Approx Council Rates: \$483.45 per quarter*

Body Corporate fees - \$798.00 per quarter*

Tenancy agreement - \$650/wk Expires 09/05/2025

Estimated rental return is \$730 - \$750.00 based on rents achieved in the complex.

Location Benefits

Easy access to the Nudgee train station, and buses making the commute a breeze

Easy access at the end of the street to bike paths – go explore the bikeways of

Brisbane and Boondall wetlands or Nudgee Beach

Multiple parks all within a short stroll, or minutes to the Golf course

Easy access to the vibrant Banyo shopping precinct

Minutes' drive to the St Pius V primary, Nudgee College, Banyo State School, Earnshaw State College or Australian Catholic University

Don't miss the opportunity to secure this fantastic property in a sort after location. Whether you are looking for your first home, a family upgrade, or a smart investment this property is a must see.

CONTACT TEAM HANSOM

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Ashleigh Hansom | 0448 742 538

* = approx.



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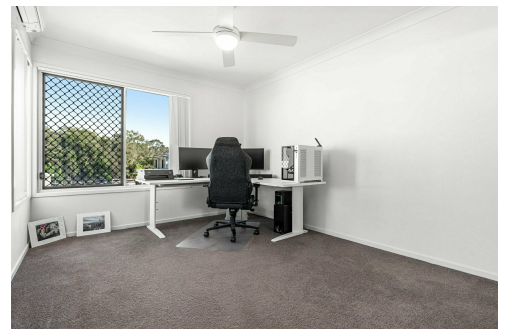
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More About this Property

Property ID	T8XGVB
Property Type	Unit
Land Area	173 m ²

Deanne Hansom 0403 066 191
Principal & Licensee | cannonhill@ljhch.com.au

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