



4/11 Tufnell Street, Nundah

## MOVE IN READY COMPLEX OF 4!

Positioned within a well-maintained complex in a convenient pocket of Nundah, this two-level townhouse presents a flexible layout with multiple living zones and an unusually generous outdoor entertaining area rarely found in properties of this type.

The main living level includes open-plan lounge and dining areas connecting directly with the kitchen and extending out to a large private courtyard, creating a strong indoor outdoor relationship suited to everyday living and entertaining. The kitchen is well positioned within the layout and offers practical bench space and storage.

A standout feature of the home is the enclosed garage conversion, completed to a compliant standard and providing valuable additional internal living space ideal as a second lounge, workspace or multipurpose retreat depending on requirements. In addition, the property benefits from a separate covered carport positioned alongside the courtyard.

Upstairs accommodation includes three bedrooms, with the primary bedroom supported by a walk-in robe and private ensuite. The remaining bedrooms are serviced by the main bathroom and

3  2  1 

**FOR SALE**  
OPEN TO OFFERS

### AGENTS

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### AGENCY

LJ Hooker Stafford  
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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

positioned for separation from the living level below.

Located within easy reach of local cafés, rail transport, parkland and Nundah Village, the property also benefits from convenient access to major arterial connections and Brisbane Airport, making it well suited to both owner-occupiers and investors seeking a low-maintenance property in a well-connected location.

#### FEATURES:

- Two-level townhouse positioned within a well-maintained complex.
- Three-bedroom layout across the upper level.
- Primary bedroom with walk-in robe and private ensuite.
- Open-plan living and dining area on the main level.
- Functional kitchen with practical bench space and storage.
- Enclosed garage conversion completed to a compliant standard providing additional living space.
- Oversized private courtyard suited to outdoor entertaining.
- Covered outdoor entertaining area adjoining the courtyard.
- Separate covered carport in addition to enclosed garage space.
- Main bathroom servicing the upper-level accommodation wing.
- Additional powder room positioned on the lower level.
- Close proximity to Nundah Village, rail transport, parkland and Brisbane Airport access corridors.

Properties of this calibre are seldom found in today's market, especially with an oversized courtyard and second car space! Don't hesitate to call Dean & Harry today for the sales report and rental appraisal!

#### MORE DETAILS

Property ID	1EURF4N
Property Type	Apartment
Including	Air Conditioning Dishwasher Built-in-Robes

#### Dean Hamilton 0400 799 447

Independent Contractor - Dean H Pty Ltd |  
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#### Harry Harris

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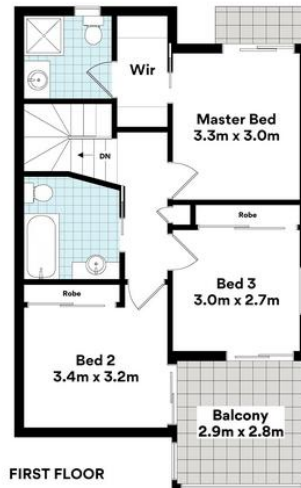
#### LJ Hooker Stafford (07) 3357 1888

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GROUND FLOOR



FIRST FLOOR

4/11 Tufnell St,  
Nundah



**FLOOR AREA SIZES**

Internal	121.6m <sup>2</sup>
External	66.5m <sup>2</sup>
Carport	15.8m <sup>2</sup>
<b>TOTAL</b>	<b>203.9m<sup>2</sup></b>

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.

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