






4/78 Melton Road, Nundah

Spacious, Stylish & Just Steps from Nundah Village - A Townhome That Feels Like a House

Positioned within a boutique and secure complex, this beautifully presented two-level townhome offers an exceptional combination of space, style and convenience in one of Brisbane's most sought-after inner north locations.

Freshly painted throughout and presented to an impeccable standard, the home immediately impresses with its generous proportions and thoughtful design. Larger than most townhomes on the market, it offers multiple indoor and outdoor living spaces that cater perfectly to busy professionals, families, downsizers and investors alike.

At the heart of the home is a spacious open plan living and dining area that connects seamlessly to the outdoor entertaining spaces. The impressive kitchen is both functional and stylish, featuring stone benchtops, a breakfast bar, quality appliances including an electric cooktop, oven and dishwasher, and an abundance of bench space and storage. A versatile adjoining study or meals area adds further

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FOR SALE

For Sale Now

VIEW

Wed 17th Jun @ 5:00PM - 5:30PM

AGENTS

Daniel Waters

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dwaters@ljhooker.com.au

AGENCY

LJ Hooker Aspley | Chermside

(07) 3263 6022

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.

 **LJ Hooker**

flexibility to the floorplan.

Outdoor living is equally impressive. A large, tiled courtyard provides the perfect setting for outdoor dining, entertaining or creating your own private garden oasis, while a covered balcony offers a relaxing retreat overlooking the low-maintenance lawn and gardens below.

Accommodation comprises three generous bedrooms, all with built-in wardrobes. The luxurious king-sized master suite enjoys its own private balcony, walk-in robe and ensuite. By night, the master bedroom captures sparkling views towards the Port of Brisbane and Brisbane Airport, creating a truly unique backdrop.

Additional features include a family bathroom, powder room, internal laundry, modern air-conditioning throughout, security screens, keyless entry, contemporary downlighting, quality flooring and two exclusive-use car spaces.

Located just 8km from the Brisbane CBD, this outstanding residence enjoys easy walking access to Nundah Village's vibrant café, dining and retail precinct, bus and rail transport, while Brisbane Airport is only minutes away. Offering lifestyle, convenience and exceptional value in equal measure, this is an opportunity not to be missed.

Things you will love...

- Freshly painted and beautifully presented throughout
- Larger floorplan than most townhomes
- King-sized master suite with balcony, walk-in robe and ensuite
- Night-time outlook towards the Port of Brisbane and airport
- Spacious open plan living and dining area
- Impressive kitchen with stone benchtops and quality appliances
- Large, tiled courtyard plus covered balcony
- Low-maintenance lawn and garden area
- Air-conditioning to all rooms
- Boutique secure complex with scan-card access
- Two exclusive-use car spaces
- Walk to Nundah Village, rail and bus transport
- Just 8km from Brisbane CBD and minutes from Brisbane Airport

Whether you're a professional seeking convenience, a family wanting extra space or an investor looking for a blue-chip location, this impressive townhome represents an outstanding opportunity. Offering generous proportions, quality finishes and a walk-everywhere lifestyle, it's a property you'll be proud to call home. For further information or to arrange an inspection, contact Daniel Waters today.

Quick Facts...

Year Built: Circa 2006

Unit Size: 217sqm

Occupancy Status: Owner Occupied (immaculately presented)

Aspect: East/West facing

Units in Complex: 16

School Catchments: Nundah State School, Aviation State High School

Quarterly Rates: \$501.70 per quarter approx.

Body Corporate Fees: \$1,531.56 per quarter (includes insurance)

Body Corporate Sinking Fund Balance: \$175,258.66

Market Rent: \$850-875 per week approx.

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 3CGKF1R
Property Type Townhouse
House Size 217 m²

Daniel Waters 0412 847 849

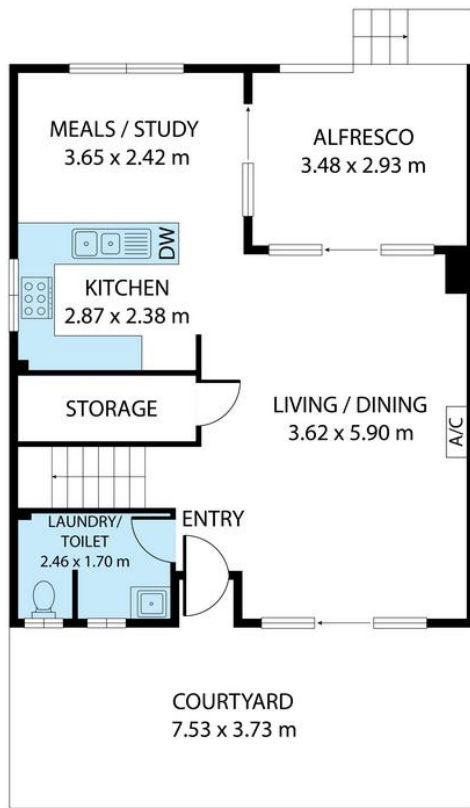
Business Owner, Sales Consultant and Registered Valuer |
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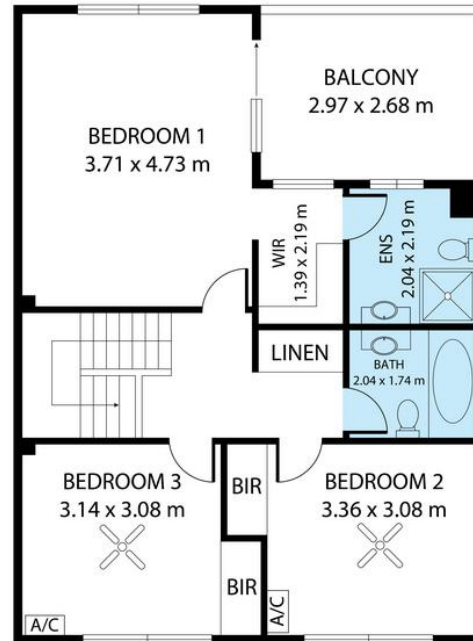
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GROUND FLOOR



FIRST FLOOR

4/78 Melton Road, Nundah, Queensland, 4012

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.