



2/18 Hedley Avenue, Nundah

## Parkside Living and Leafy Serenity

Bordering beautiful parklands and acres of open green space, this three-level residence offers a lifestyle of tranquility, convenience, and low-maintenance living. Nestled within a boutique complex of six, the property pairs leafy surroundings with a thoughtfully designed floor plan that maximises space, functionality and privacy.

The layout has been carefully considered to balance comfort, connection and separation. Two ensuited bedrooms occupy the upper floor, creating peaceful retreats removed from the main living zone, while a secure garage is positioned on the ground level.

Unfolding across the middle floor, lounge and dining areas extend effortlessly to a stylish stonetop kitchen and outdoors to a sprawling north-facing balcony, where sunlight, breezes and verdant outlooks combine to create an alfresco haven for morning coffees, relaxing afternoons and evenings entertaining with friends.

Property features:

- 3 storey unit in a complex of 6 backing onto parkland
- Mid-level living and dining opening to a north facing balcony
- Stonetop kitchen with electric cooktop, oven and dishwasher

2 2 1

**FOR SALE**

Please Call

**AGENTS**

Tony Cicchiello

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**AGENCY**

LJ Hooker Clayfield

(07) 3262 2434

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**

- 2 top floor bedrooms with mirrored built-in robes and ensuites
- Additional powder room for guests on the living level
- Ground floor secure garage, laundry and drying court
- Split system air conditioning, ceiling fans, security screens

Experience the peaceful, picturesque lifestyle this property offers. With acres of parkland at your back door, days will be filled with sports, exercise, playtime with pets, and walks and bike rides along Kedron Brook Bikeway. Morning coffee is just 140m away at York Street Espresso Bar, and you can stroll 650m to Nundah Village, featuring Woolworths, cafes, restaurants, shops, gyms, a medical centre and weekend markets.

Connected to excellent public transport, you are only 100m from bus stops, 750m from Nundah train station, and close to the Airport Link and Gateway Motorway. Extending the appeal to professionals and families, the CBD is 9km away, you can access Brisbane Airport in 9 minutes, and top childcare and schools are within walking distance.

BCC Rates        \$548.75 per quarter  
 Urban Utilities \$425.35 27/11/25 - 12/03/26  
 Admin Fund     \$593.04 per quarter  
 Sinking Fund    \$312.50 per quarter

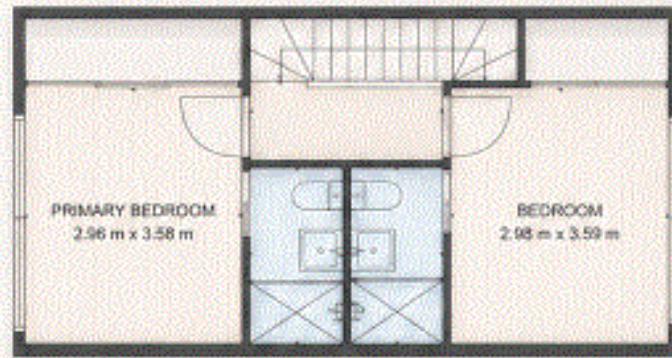
## MORE DETAILS

Property ID                3CFHXX  
 Property Type            Unit  
 Including                  Toilets (3)

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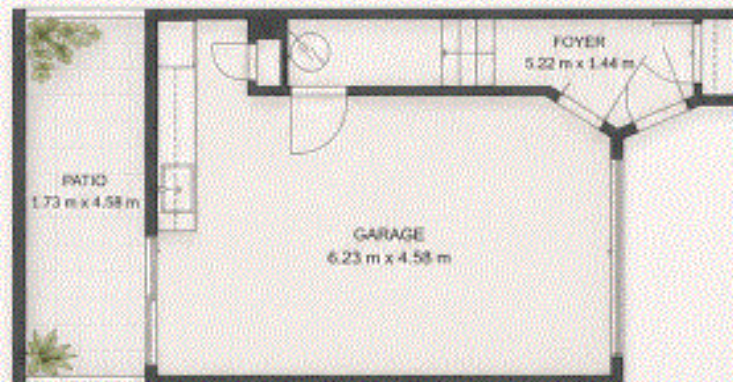




2ND FLOOR



1ST FLOOR



BASEMENT

## 2/18 Hedley Avenue, Nundah

Internal 79m<sup>2</sup> | External 24m<sup>2</sup> | Garage 24m<sup>2</sup> | Total 138m<sup>2</sup>

The following floor plan is provided for informational purposes only and does not constitute a legally binding representation of the property.  
This floor plan is a visual illustration and approximations of the layout and dimensions of the property as observed at the time of creation.  
All measurements are from the inside of the wall to opposite wall. Bedroom measurements are taken from the back of the cupboard wall.

Floor Plan crafted with care by Rolley Photo Media