



Nundah, 1/18 Hedley Avenue

Multi-Level Unit Steps from Parks, Cafes and Nundah Village

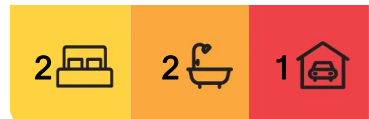
Surrounded by acres of picturesque parkland and perfectly positioned only 9km from the CBD, this spacious unit presents the ideal home or investment in beautiful Nundah. Perched at the end of a quiet complex of six and featuring only one neighbour, the property offers a wonderful sense of privacy and serenity in a lush, green landscape.

Designed over three generous levels, the floor plan provides distinct separation between bedrooms, living and car accommodation, resulting in a functional blend of superb style and minimal maintenance for easy living.

The mid-level is dedicated to relaxation and entertaining with an air-conditioned living/dining area and a sunlit balcony forming an open indoor-outdoor retreat. Creating a bright, breezy atmosphere alongside the modern stonotop kitchen, you can delight in peaceful lounging, casual meals, and gatherings with guests.



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.



For Sale
Please Call

View
ljhooker.com.au/2YFHXX

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A powder room resides on the living level, and two air-conditioned bedrooms are privately positioned upstairs with walk-in robes and stylish ensuites. A garage, laundry and drying court finalise the floor plan on the ground level.

Property features:

- Three-storey unit with 1 neighbour in a complex of 6
- Open living and dining area with tiled flooring
- Entertainer's balcony enjoying sunshine and leafy outlooks
- Stonetop kitchen featuring stainless steel appliances
- 2 air-conditioned bedrooms with walk-in robes and ensuites
- Additional powder room
- Ground-floor garage, under-stair storage, laundry and drying court
- Air-conditioning, ceiling fans and security screens

Resting in a prime position backing onto expansive parkland, you have sprawling space to enjoy sports, exercise, playtime with pets, and walks and bike rides along Kedron Brook Bikeway. Morning coffee awaits 140m away at York Street Espresso Bar, and you are only 650m from Nundah Village, featuring Woolworths, shops, gyms, a medical centre and weekend markets.

Just 100m from bus stops, 750m from Nundah train station, and close to the Airport Link and Gateway Motorway, travel is made easy. Childcare and schools are within walking distance, and this lifestyle location is only 9km from the CBD and 9 minutes from Brisbane Airport.

More About this Property

Property ID	2YFHXX
Property Type	Unit

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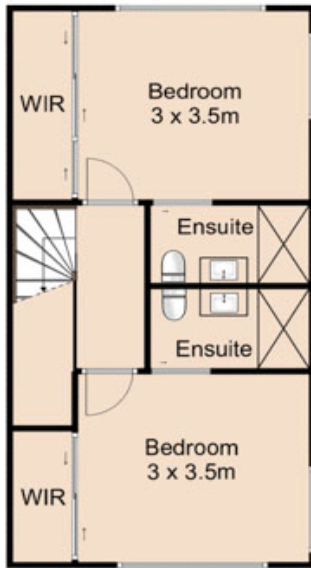


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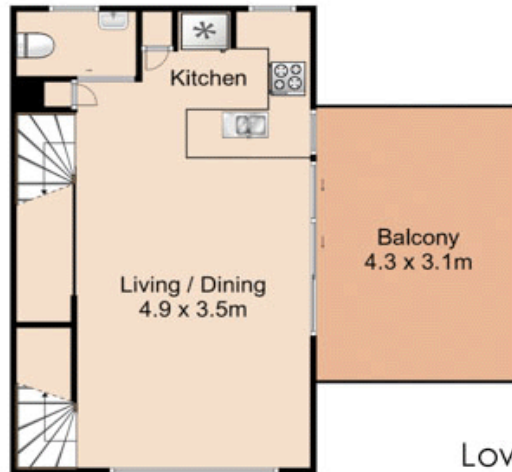
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Unit 1, 18 Hedley Avenue, Nundah

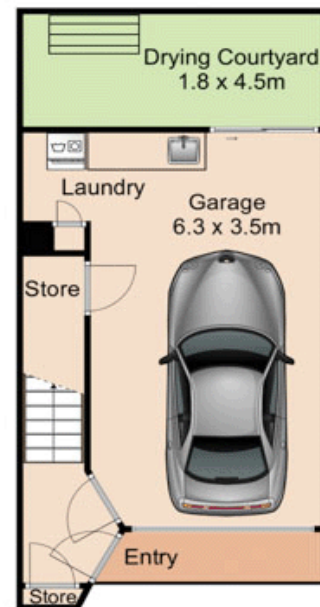
Upper Level



Middle Level



Lower Level



Internal area:	103m ²
Balcony area:	16m ²
Courtyard area:	8m ²
Total area:	127m²



Tony Cicchiello 0418747266

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 miss-statement.
This plan is for illustrative purposes only and should be used as such by any prospective buyer.
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