



## Nundah, 3/10 Surrey Street

Ripe and Ready for Renovation!

Roll up your sleeves, call your mates and map your route to the nearest hardware store!

Built in 1996 this unit is in original condition - apart from the great air conditioning unit which is working a treat!

Thoughtfully designed for living - perfect if you want or need to share, have regular guests or work from home - with the bedrooms separated by the two bathrooms you're set up for maximum privacy and peaceful co-existence!

So, the floor plan and the bones are all in great order!

With a classic 1990's colour palette you can take your time working out what you



**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.

2 

2 

1 

**For Sale**

Sale Offers in the high \$400,000's

**View**

[ljhooker.com.au/21NHXX](http://ljhooker.com.au/21NHXX)

**Contact**

**Judith Crawford**

0412 878 146

[judith.crawford@ljhclayfield.com.au](mailto:judith.crawford@ljhclayfield.com.au)

**LJ Hooker Clayfield**  
**(07) 3262 2434**

need to do, or get stuck in from the get-go! At least having 2 bathrooms means you won't need to move out while the renovation takes place! And be careful, those maroon tiles may already be back in vogue!

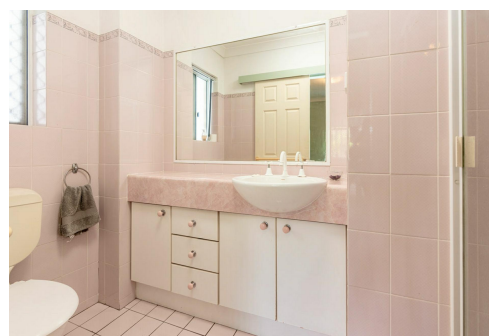
With an extra raised courtyard at the rear - perfect for setting up a barbecue area or turning into your sustainable garden, you'll only be limited by your imagination!

Cross-ventilation is key when looking at units and you're going to love the large windows which allow for cooling breezes to flow throughout.

And when all the work is complete, take some time to explore your new surrounds. Walk to Nundah Village where you can catch up with friends or get to know the locals. Whether you visit the markets on a Sunday morning, pick up a coffee at one of the many outlets, have a quick drink or a more relaxing meal - it's all within walking distance - no need to Uber here or worry about finding a carpark.

Looking for a little bit more than an evening stroll? For the exercise junkies there are gyms galore and easy access to bikeways and walking paths even a skate park if you're so inclined!

This really is the total package! Currently tenanted on a periodic lease, don't miss your opportunity to be well and truly settled in your new home by April, but you'll have to be quick!



## More About this Property

**Property ID** 21NHXX

**Property Type** Unit

### Judith Crawford

Unit & Townhouse Specialist | [judith.crawford@ljhclayfield.com.au](mailto:judith.crawford@ljhclayfield.com.au)

### LJ Hooker Clayfield (07) 3262 2434

723 Sandgate Road, CLAYFIELD QLD 4011

[clayfield.ljhooker.com.au](http://clayfield.ljhooker.com.au) | [admin@ljhclayfield.com.au](mailto:admin@ljhclayfield.com.au)



**LJ Hooker Clayfield**  
**(07) 3262 2434**

**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.