



4/29 Collins Street, Nundah

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## Spacious, North-Facing Apartment in a Prime Nundah Pocket

**FOR SALE**  
For Sale Now

### AGENTS

Daniel Waters  
0412 847 849  
dwaters@ljhooker.com.au

### AGENCY

LJ Hooker Aspley | Chermside  
(07) 3263 6022

Positioned within a boutique complex of only six, this well-appointed two-bedroom, two-bathroom apartment delivers generous proportions, abundant natural light and an enviable lifestyle address. Set on a quiet street only metres from Toombul train station and within easy walking distance of vibrant Nundah Village, the location combines peace, convenience and connectivity.

The apartment's north-facing aspect enhances the sense of space, filling the living area with natural light and creating a warm, welcoming atmosphere throughout. Thoughtfully designed for comfort and practicality, it also includes the security and convenience of a single lock-up garage.

Located in one of Nundah's most desirable pockets, this home offers effortless access to quality local schools, the Kedron Brook bikeway and parkland, and Brisbane Airport-making it ideal for professionals, downsizers or investors seeking a low-maintenance property in a high-demand area.

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**

Apartments of this quality and location are a rare find —don't miss your opportunity to secure this exceptional apartment. Act fast!

Special Features You'll Love:

- Positioned on level 1 (top level) of a small (no fuss) complex of just six apartments
- Enjoy a desirable north-facing aspect that captures cool breezes and plenty of natural light
- Bright, air-conditioned open plan living/dining area flows seamlessly to a wide, covered balcony
- Generous kitchen with plenty of bench space and storage, complete with new electric cooktop and oven
- The north-facing balcony is ideal for relaxation or an extra dining space
- Two spacious bedrooms; both bedrooms have direct access to a bathroom.
- Main bedroom includes an ensuite
- A two-way main bathroom features a shower-over-bath, vanity, and toilet; laundry conveniently located within the bathroom.
- Oversized lock-up garage, complex visitor parking, plus additional easy on-street parking
- Vacant and ready to move into or rent out immediately
- A wonderful inner north location close to Nundah Village, Toombul train station, Kedron Brook bikeway, Airport and some excellent local schools. This location should see further upside once the former Toombul Shopping Centre site is redeveloped in coming years.

The location is absolutely perfect - positioned central to schools, parkland, shopping and public transport, this apartment is awaiting a buyer seeking something really special. For further information or to arrange your inspection, please contact DANIEL WATERS.

Interesting Facts:

Year Built: Circa 1998

Owner Occupied or Vacant: Currently vacant

Aspect: North facing

Position: Level 1 (Top Level) at the rear of complex

Council Rates: \$502.10 per quarter approx.

Body Corporate Fees: \$877.50 per quarter approx.

Body Corporate Sinking Fund: \$94,837.78

Apartment Separately Metered for Water: No

Market Rent: \$640-\$660 per week

School Catchments: Nundah State School, Aviation State High School

## MORE DETAILS

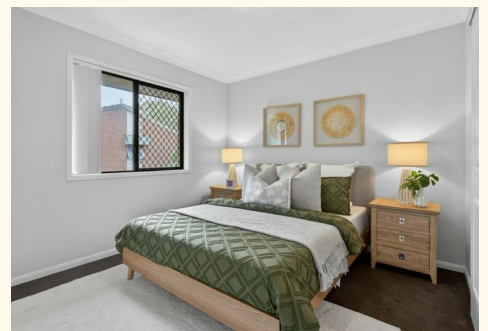
|               |                  |
|---------------|------------------|
| Property ID   | 3BJZF1R          |
| Property Type | Unit             |
| Land Area     | 106 m2           |
| Including     | Air Conditioning |
|               | Toilets (2)      |
|               | Intercom         |
|               | Balcony          |
|               | Deck             |
|               | Secure Parking   |
|               | Liveability      |

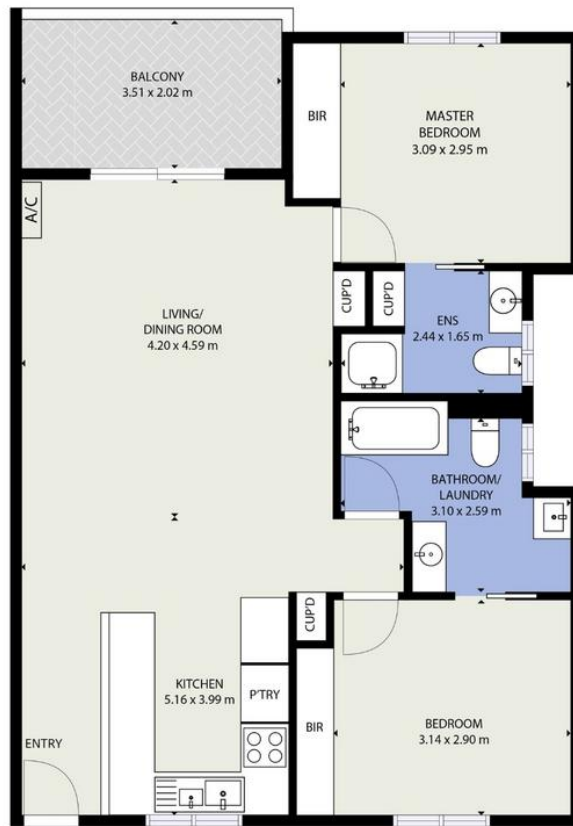
### **Daniel Waters 0412 847 849**

Business Owner, Sales Consultant and Registered Valuer |  
dwaters@ljhooker.com.au

### **LJ Hooker Aspley | Chermside (07) 3263 6022**

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FLOOR PLAN

**4/29 Collins St Nundah**

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.