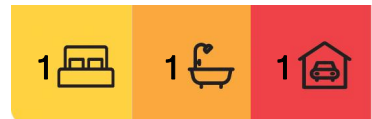


Nundah, 406/7-9 Union Street

Ideal Market Entry Point or Superior Investment Option

Occupying a glorious north facing position in arguably one of the most conveniently located buildings in the village, apartment no.406 at Nexus Apartments presents an ideal opportunity to first home buyers and investors alike.

Clean. Tidy. Low maintenance. Convenient. What isn't desirable about this apartment? Upon entry you are greeted by a breezy open plan living/dining/kitchen plan with north facing balcony that provides epic views across Nundah and onwards to glimpses of the airport and surrounds. Your kitchen is complete with electric appliances including stove, oven, dishwasher, ample storage space, modern floor tiles, and stone bench tops.



For Sale

Under Contract

View

ljhooker.com.au/BQZJF2S

Contact

Sean Dawson

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Julie Harris

0488 151 605

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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.

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The far end of the kitchen presents closable Euro style laundry with included clothes dryer, opposite a space that could be utilised for further pantry storage or dedicated study nook.

The rest of the space is underpinned by quality carpet, crisp modern colour palette, and split system air conditioning.

The master bedroom, north facing, with split system air conditioning and security screens, is accessed via the walk-through wardrobe, past the dedicated ensuite with large shower cubicle, single basin and plenty of cabinetry storage.

All on the fourth floor of a modern building complete with practical touches like secure entry via key-fob or intercom, dedicated covered single car space behind secure gate, lifts, sufficient off-street guest parking, and diligent on-site management.

For the investors; According to CoreLogic, Nundah units have enjoyed strong growth of 24% over the last 3 years, with a further 2.8% over the last 12 months. This unit represents a chance to potentially secure gross rental yield circa 6%+, with your tenants having direct access to very reliable public transport via various bus routes, and Nundah or Toombul train station on the doorstep. Popular Nundah village (various shops, cafes and supermarkets) is walking distance, as are many sporting facilities and parks, with the CBD about 16 minutes away by road, and the airport less than 10 minutes. This ticks all of your investment boxes.

At a glance:

- Modern building with on-site management.
- Walking distance to trains, buses, cafes, supermarkets, parks.
- Brisbane City within 16 minutes drive.
- Brisbane airport within 10 minutes drive.
- Chermside Westfield within 10 minutes drive.
- Split system air conditioning.
- Modern kitchen with electric appliances.
- Potential gross rental yield of more than 6%.
- Tenants in place until January 2024 at least.
- NBN fibre to the curb.
- Nundah State School catchment.
- Aviation State High catchment.
- Continued strong growth in median sale prices over the last 12 months.
- Identified as a flood free area.

Motivated sellers are ready to find a happy new owner for this property. Whether you are an investor seeking a sound option, or new home owner seeking an ideal market entry point, or anything in between, this property is your ideal prospect. Be sure to contact Sean today to register your interest!

All information contained herein is gathered from sources we consider to be



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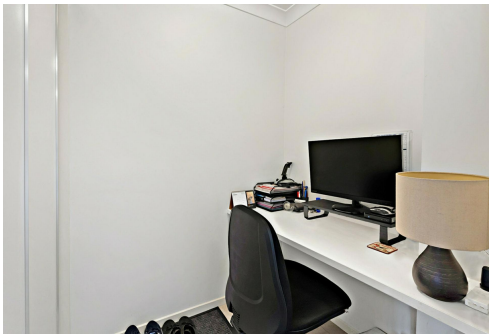
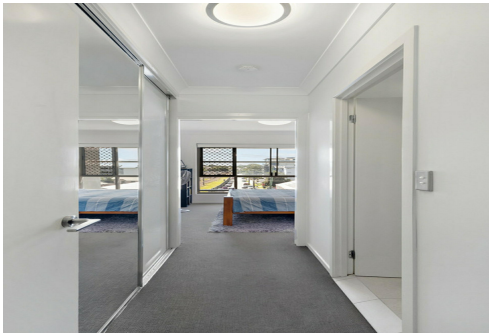
reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries. All travel times and distances according to google. Value growth info according to Corelogic June 2023. This property is being sold without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes only.

More About this Property

Property ID	BQZJF2S
Property Type	Unit
Including	Air Conditioning Balcony

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Julie Harris 0488 151 605
Independent Contractor – Julie Harris Realty Pty Ltd |
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Plans should not be relied on. Interested parties should make and rely on their own enquiries.
The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position.



APPROXIMATE AREAS

Internal Area	52 sqm
External Area	11 sqm
Total Area	63 sqm