



**SOLD**



## Nundah, 7/30 Olive Street

PRIME POSITION - BOYD PARK AND NUNDAH VILLAGE END OF THE STREET!!!

Situated on a quiet set back street, an unparalleled lifestyle is on offer here. Located within the heart of Nundah with an endless amount of shopping, entertainment, and nightlife venues at your doorstep, along with the famed Kedron Brook Bikeway being only 800m from your front door!

The apartment has been fitted to modern specifications throughout, with the kitchen featuring white stone benches and a splash back that compliments the contemporary design aspects of the property. The home has been equipped with two spacious bedrooms, both of which feature built-in robes, with the primary bedroom having an ensuite and direct access to the properties balcony.

### FEATURES:

+ Boutique complex of nine units.



**For Sale**  
OPEN TO OFFERS

**View**  
[ljhooker.com.au/1BXE4N](http://ljhooker.com.au/1BXE4N)

**Contact**  
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**LJ Hooker Stafford**  
**(07) 3357 1888**

**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.

- + Modern kitchen with stainless steel appliances, and timber cabinetry throughout.
- + Modern bathrooms with quality fixtures and fittings.
- + Easy access to major arterials.
- + Split-system A/C in the main living and dining space.
- + Fans throughout.
- + Tiled and carpeted flooring throughout.
- + Both bedrooms having been equipped with built-in robes.
- + Primary bedroom having a spacious en-suite and direct access to the balcony.
- + Only a three minute walk to the Kedron Brook Bikeway!
- + Situated 5 mins from Nundah Village and Boyd Park.
- + Close proximity to public transport via Park Rd and Buckland Rd.
- + BC Fees totaling \$4,422.00 P.A including admin fund, sinking fund, and insurance levy contributions.
- + Sinking fund balance as at \$19,249 at at 30/09/2023.

A property that presents this much value will not last long! Call Dean and Harry today for the sales report and rental appraisal!

## More About this Property

<b>Property ID</b>	1BXEF4N
<b>Property Type</b>	Unit

### Dean Hamilton 0400 799 447

Independent Contractor - Dean H Pty Ltd | dean.hamilton@ljhooker.com.au

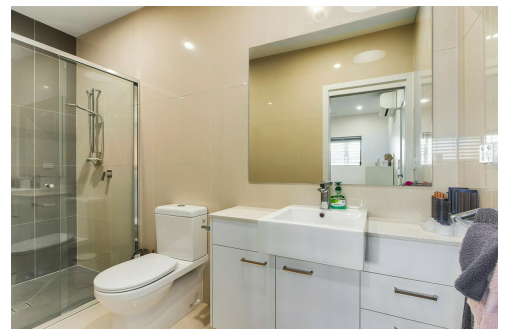
### Bianca Smith

Rental Team Manager | bianca.smith@ljhooker.com.au

### LJ Hooker Stafford (07) 3357 1888

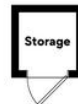
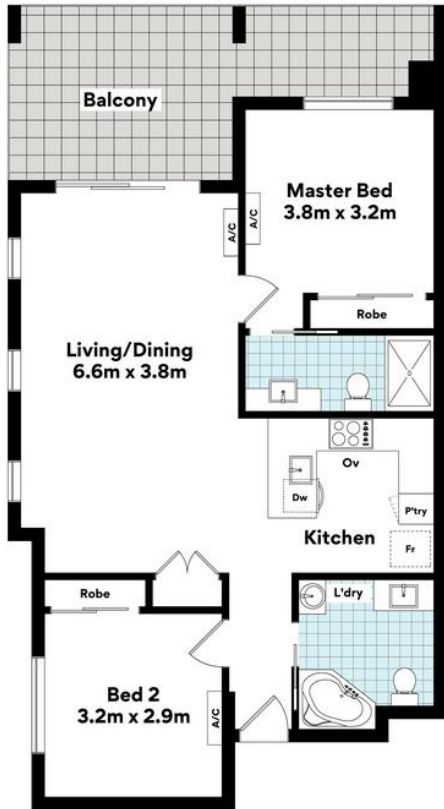
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**7/30 Olive St,  
Nundah**



**FLOOR AREA SIZES**  
 Internal 80m<sup>2</sup> | External 17m<sup>2</sup>  
 Car Space 15m<sup>2</sup> | Storage 1m<sup>2</sup>  
**TOTAL 113m<sup>2</sup>**

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only. Provided by primapixel.com.au