







2/37 Rode Road, Wavell Heights

Large Apartment Living with a Huge Garage

A true rarity in apartment living, this two bedroom residence delivers an exceptional combination of space, convenience and a low maintenance lifestyle in a brick complex of six. Offering an oversized floor plan, natural light and the advantage of a massive lock-up garage, this is an outstanding opportunity for owner occupiers and investors.

Positioned on the first floor, the apartment welcomes you with a bright and airy feel, enhanced by its east-facing aspect and generous proportions. Creating comfort today while offering exciting scope to modernise and add value over time, the open living and dining area and functional kitchen flow out to the balcony, where beautiful sunshine and cooling breezes elevate morning coffee, relaxed afternoons and entertaining with friends.

Both bedrooms are air conditioned, generously sized and include built-in robes, while the central bathroom features a shower-over-bath, integrated laundry and a separate toilet.

The standout feature of this property is undoubtedly the enormous lock-up garage. Accommodating four small vehicles, this versatile

2 1 2

FOR SALE
Offers From $635,000

VIEW
By Appointment

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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

space also presents endless possibilities for additional storage, a workshop, gym or studio - an offering rarely found in apartment living.

Property features include:
- Large apartment positioned in a brick complex of 6
- First floor position with an east-facing balcony
- Light filled living and dining area opening to the balcony
- Functional kitchen featuring a freestanding cooker
- 2 air conditioned bedrooms with built-in robes, 1 bathroom with laundry
- Rare garage accommodating parking and storage
- New air conditioning in the living area and bedrooms

Positioned for easy living within 10km of the CBD, this apartment offers a central lifestyle and walk-to-everything convenience. With bus stops 80m away and only 800m from Nundah train station, moments from the Airport Link and 11 minutes from Brisbane Airport, daily travel is simple. Cafes, dining, shopping, Woolworths, gyms and a medical centre are just 850m away at Nundah Village, and you can drive 8 minutes to Westfield Chermside.

Prominent schools and childcare are within easy walking distance for families, and time outdoors can be enjoyed steps away at Boyd Park or a stone's throw from your door at the famous Kedron Brook Bikeway and Kalinga Park, boasting kilometres of pathways and acres of open greenspace with sporting fields, dog parks and playgrounds.

Admin Fee	$760 per quarter
Sinking Fund	$250 per quarter
BCC Rates	$550 per quarter
Urban Utilities	$351.85 24/11/25 - 09/03/26

MORE DETAILS

Property ID	3BTHXX
Property Type	Unit









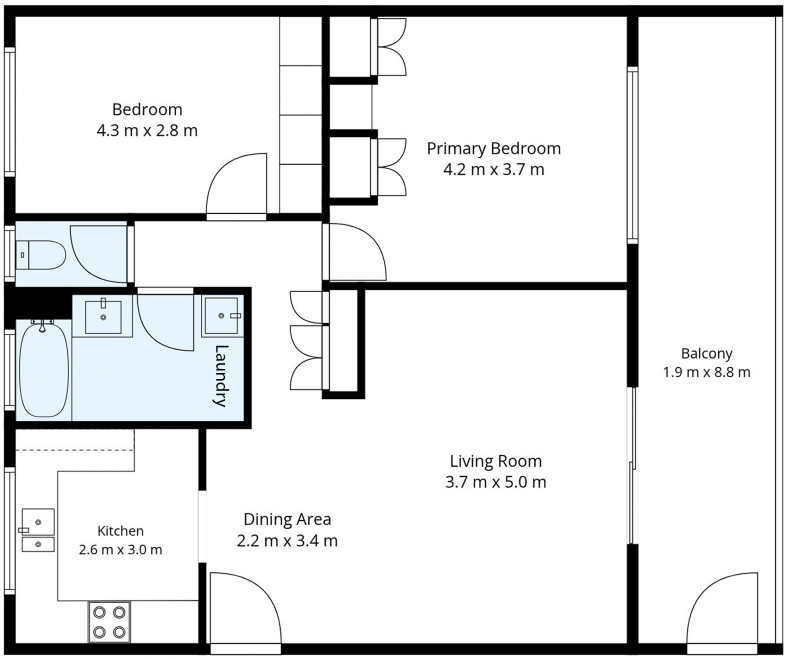


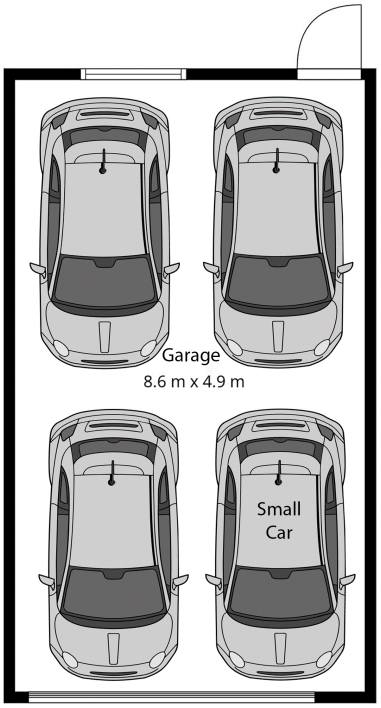
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Internal 87m² | External 17m² | Garage 43m² | Total 147m²

The following floor plan is provided for informational purposes only and does not constitute a legally binding representation of the property. This floor plan is a visual illustration and approximation of the layout and dimensions of the property as observed at the time of creation. All measurements are from the inside of the wall to opposite wall. Bedroom measurements are taken from the back of the cupboard to wall.

Floor Plan crafted with care by Rolley

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