

**1/169 Nudgee Road, Ascot, Qld 4007**



**Unit For Sale**

Friday, 12 April 2024

1/169 Nudgee Road, Ascot, Qld 4007

**Bedrooms: 2**

**Bathrooms: 2**

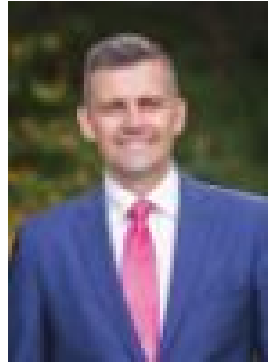
**Parkings: 1**

**Area: 112 m2**

**Type: Unit**



Lewis Masters  
0422265690



Steven Gow

## Best Offers By 29th April 5pm

\*\*\* Please scroll down to find financial information on this property \*\*\* Why you'll love it: Enjoy easy-care living close to amenities with this neat and tidy apartment in Ascot. Situated on the ground floor with a private, sunny courtyard and offering easy access, this apartment can be enjoyed as is or updated to add further value. Shops, buses, and trains are just moments away, with Portside Wharf and Racecourse Road also within walking distance for boutique shopping and dining options. Key Features:

- Ground floor apartment in a small complex of six
- Low maintenance with a solid brick construction
- Neat, move-in ready with scope to enhance
- Two good-sized bedrooms with built-in robes
- Bathroom with laundry + ensuite to main
- Open-plan living, dining, & kitchen area
- Easy-care tiles throughout + security screens
- Sliding doors lead to a private, sunny courtyard
- Access to common area at rear of complex
- Single garage + four visitor parking bays
- Entrance via main building door or courtyard
- Short walk to shops, busses, & train station
- Walk to Eagle Farm & Doomben racecourses
- Close to Hamilton foreshore, Racecourse Rd
- Easy access to arterial roads for commuting

Best suited for: Investors, first home buyers and downsizers looking for low-maintenance living in a high-demand area. BCC Rates - \$480.95 approx. per quarter QUU Water Rates - \$240 approx. per quarter (excluding water usage) BC Levies - \$805 approx. per quarter Total in Sinking Fund - \$TBA