

**1/61 Hedley Avenue Avenue, Nundah, Qld 4012**

**eresidential**

**Unit For Sale**

Friday, 31 May 2024

1/61 Hedley Avenue Avenue, Nundah, Qld 4012

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 98 m2**

**Type: Unit**



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## Contact Agent

Set on approximately 193m<sup>2</sup> of prime land in the vibrant heart of Nundah!! You can't go wrong with this location!!! This stylish townhouse is an exceptional find with an open plan living area, private backyard, and spacious kitchen offering the perfect combination of modern living and urban convenience. As you step through the front door and head to the main living area, you will be welcomed in with an open layout, warm neutral colours, modern kitchen, and an abundance of natural light. There is a great indoor outdoor flow with sliding doors leading out to the grassed backyard and established gardens making entertaining easy. Upstairs, two spacious bedrooms are served by two light and airy bathrooms while there is also a powder room for guests. This intimate complex consists of only two townhouses, ensuring no body corporate fees, just a small shared insurance policy. Positioned in a popular and sought after location, the home is just 260 metres from the bus stop, 800 metres from shops and cafes at Nundah Village, 1.1km from Nundah train station, and 8km from Brisbane's CBD. On Sundays, why not head down to the Nundah Farmers Markets where you can grab a freshly roasted coffee and browse through a selection of local produce. Don't miss your chance to own a piece of this vibrant community, this exclusive living experience will not last long! Properties like this one are rare in Nundah; contact us today to schedule a viewing and make this beautiful townhouse your new home. - 2 bedrooms, 2.5 bathrooms, 2 car spaces- No body corporate fees- Spacious, light-filled living area- Grassed backyard perfect for entertaining or relaxing- Modern kitchen with top-of-the-line appliances- Ample storage- Powder room for guests - Air conditioning and a private ensuite in the master bedroom- Security screens- High ceilings make the property feel more like a standalone home- Carefree lifestyle without compromising convenience- Delightful array of cafes, restaurants, Woolworths, gym and pubs close by- Located near the train station for easy commuting - Approximately a 20 minute drive from the city centre- Impeccably maintained, ready for you to move in and enjoy