

2/9 Thomas Street, Nundah, Qld 4012

Place. **P**

Villa For Sale

Friday, 3 May 2024

2/9 Thomas Street, Nundah, Qld 4012

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 115 m2

Type: Villa



John Andrew
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Offers Over \$535,000

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<https://buy.realtair.com/properties/1297042/9> Thomas Street Nundah is a 2 Bedroom Villa, tucked away in a quiet location in a complex of just three Villas. 2/9 Thomas St captures an abundance of natural light and the layout offers an open and relaxed feel. The large, private courtyard is a highlight, which provides many options to relax and entertain. Located within walking distance (approx. 650 m) to Nundah Village, you have everything you need at your fingertips. Nundah Village boasts a numerous array of cafes, restaurants, gyms and retail outlets. Alternatively, jump on the train and be in the CBD in 20 mins. Property highlights include: Two good sized bedrooms Modern bathroom Plantation shutters and security screens throughout Air-conditioning in the living area and second bedroom Ceiling fans in all bedrooms and living room Large kitchen with plenty of bench space Single lock-up garage, plus Laundry New flooring & down lights Quarterly Contributions to the Body Corporate are; Admin Fund \$532.02 Sinking Fund \$182.00 Balance of the Sinking Fund \$14,503.47 (as at 31/12/2023) Rates \$386.75 Year Built - 1992 Pets are permitted with Body Corp Approval The Villa is currently vacant. Indicative Rent \$570.00 to \$610.00 per week Villas of this quality rarely come to market, so we expect high demand from downsizers, investors and astute purchasers looking to enter the market. Contact marketing agent John Andrew to arrange your inspection today! Disclaimer: We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.