

3/60 Walkers Way, Nundah, Qld 4012



Sold Unit

Wednesday, 23 August 2023

3/60 Walkers Way, Nundah, Qld 4012

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 89 m2

Type: Unit



Peter Illingworth
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\$365,000

This breezy, bright, top-floor unit is your ideal foot in the market or savvy investment. Kept in immaculate condition and brimming with trendy retro charm, this unit is sure to impress from the moment you walk in. Located in a highly sought-after Nundah nook, this beautifully presented unit is one of only four in a quiet, well-maintained complex. Lifestyle options abound – shopping, entertainment, transport, bikeways, and parklands are at your fingertips! With nothing to do except move in, ensure you put this little gem on your must-see list. Features include: * Airy and bright, with large windows allowing plenty of natural light * Serviceable kitchen with ample bench space, including dishwasher * Large master bedroom with huge built-in wardrobe * NBN * Secure lock-up garage with automatic door and good storage * Large laundry located in the garage * Split-system air conditioning * Near New hot water system * Near new fresh, professional paint job * High-quality vinyl timber look flooring throughout * Security screens and doors throughout * Pet friendly upon body corporate approval Building features: * Quiet, well-maintained complex of four units * Solid construction * Recently upgraded and refurbished roof * All new guttering and down pipes * Window frame and glass upgrades to all units by June 2024, fully funded by the body corporate, with no special levies to pay Body corporate levies & expenses * Brisbane City Council rates – \$450.20 p/q (most recent bill) * Urban Utilities – \$237.00 approx. p/q (most recent bill) * Admin fund – \$437.50 quarterly & sinking fund – \$659.25 quarterly * No special levies * Sinking fund balance – \$14,152.89 * Rent potential – \$390–\$410 p/w From the weekly farmer's markets to cafes, trendy restaurants, boutique bars, and specialty shops in the ever-evolving Nundah Village, this unique and oh-so-livable unit will have you immersed in the lifestyle you deserve. Location snapshot: * 10 km from Brisbane CBD * 10-minute stroll to Nundah Village, cafes, and dining * Nundah and Toombul rail + Toombul bus interchange all within a short walk * 5-minute drive to Brisbane Airport and DFO * Direct access to Kedron Brook Bikeway – cycle to work! * Variety of quality schooling nearby Please call Peter Illingworth on 0404 770 440 to enquire today or for any more information. DISCLAIMER: Whilst every care is taken in the preparation of the information contained in this listing, no warranty is given with respect to accuracy. The material is a summary only and is not intended to be or should it be relied upon as a substitute for inspection or obtaining professional advice. All information is considered correct at the time of printing.