

**3/86 Boyd Road, Nundah, Qld 4012**



**Apartment For Sale**

Wednesday, 8 May 2024

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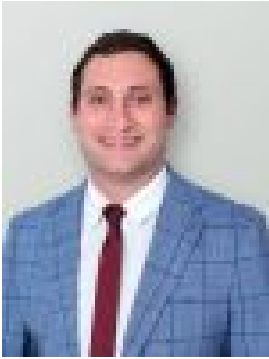
**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 101 m2**

**Type: Apartment**



Karl Garufi

0421703387

## For Sale

Looking for a modern, spacious 2 bedroom, 2 bathroom apartment in a super location? Then this apartment ticks those boxes and more. Just over 7 years old and sitting on the second floor of a very well maintained boutique block of 7 the apartment benefits from cooling breezes and a pleasant leafy outlook towards Nundah Village from its private rear balcony. Nice and quiet yet still perfectly located within true walking distance of everything on offer in the popular Nundah Village precinct which includes, both bus and rail transport, shopping, restaurants and bars along with schools and parkland, your car will not get much use. So, if convenience is important, then that alone is reason why this property should definitely be on your list. Very well maintained with a light and airy interior and a practical floor plan the apartment also benefits from the security of intercom access, other features include: Features: - 2 built-in bedrooms with ensuite and A/C to the main.- Spacious open plan, fully tiled living with A/C.- Great kitchen with quality fixtures including dishwasher.- Main bathroom incorporating laundry facilities.- Private balcony off both the living area and main bedroom.- Security screens to all windows and doors.- Quality fixtures and fittings including stone benchtops and Bosch appliances.- Single car accommodation. Sitting less than 8klms from the CBD in such a convenient spot you can't really go wrong, and with nothing to do but move in unpack and relax it's ready now for the owner occupier or to be rented out. Either way this apartment would make a solid investment for any Buyer, the choice is yours. Features Include:- Extra-large covered entertaining area (great for all year round)- Modern open gourmet kitchen (ample storage options and floating timber floors)- Open Plan Living and dining with air conditioning (floating timber floors)- 3 good sized bedrooms (all with double built-ins & ceiling fans, master contains "his & hers" wardrobes and air conditioning)- 2 modern bathrooms (including ensuite)- Fully secure single remote lock up garage with internal access to the complex - 115m<sup>2</sup> living space plus extra-large balcony- Fully secure building with intercom We have in preparing this advertisement used our best endeavors 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.