

**324/120 Melton Road, Nundah, Qld 4012**

**RE/MAX**  
Next International

**Apartment For Sale**

Monday, 8 January 2024

324/120 Melton Road, Nundah, Qld 4012

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Isabella Hong

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## Offer from \$455K

Don't miss out on this perfect inner-city oasis located in the heart of Nundah. Whether you're a first-time buyer or looking to expand your investment portfolio, this gorgeous two-bedroom apartment offers an exciting opportunity. Designed with a contemporary aesthetic and a focus on urban living, it provides a city feel without the high price tag. This two-bedroom apartment is set on the 3rd level of the sophisticated Park Vue complex. Featuring modern amenities and a spacious layout, this stunning apartment is sure to impress. The key features include:-Expansive living and dining area seamlessly connected to a balcony, ideal for entertaining-Well-appointed kitchen with stone benches, stainless steel appliances, ample storage, and dishwasher-Master bedroom with balcony access, built-in wardrobe, and air-conditioning-Adjoining large covered balcony with glass sliding doors, offering attractive views and ample space for outdoor entertaining-Second bedroom with mirrored built-in wardrobe, perfect as a home office or guest room-Air-conditioning in the living room, blinds, and security screens throughout, with ceiling fans in both bedrooms-Secure basement-level car park with lift access and additional visitor parking-Access to the communal in-ground pool and barbecue area This apartment presents an excellent opportunity for professionals, downsizers, and investors, with a strong rental return and low vacancy rates. Residents can enjoy the complex's stunning amenities, including the swimming pool, spa deck, barbecue area, and the assistance of friendly experienced managers. The current lease ends on 20 Jun 2024, with a rental income of \$440 per week. The rent will be increased to to \$550 per week after the lease expiry, or even higher depends on the variable market. Location-wise, this apartment offers convenience and accessibility:- Just 10km from Brisbane CBD-A short stroll to Nundah Village, cafes, and dining options Nundah Rail and bus services within walking distance-Brisbane Airport and DFO just a 10-minute drive away-Easy access to walk/bike ways leading to Kalinga Park and Nudgee Beach-A variety of quality schools located nearby For further information or to arrange an exclusive viewing, please contact Isabella on 0431 698 108. Disclaimer: We have taken great care to ensure the accuracy of the information provided in this advertisement, but we accept no responsibility for any errors, omissions, inaccuracies, or misstatements. Prospective purchasers should conduct their own inquiries to verify the details provided in this advertisement.