

**3703/16 Aspinal Street, Nundah, Qld 4012**



**Apartment For Sale**

Wednesday, 1 May 2024

3703/16 Aspinal Street, Nundah, Qld 4012

**Bedrooms: 2**

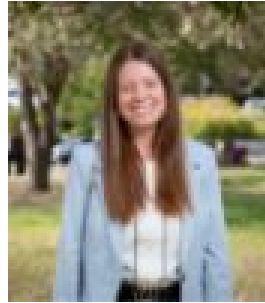
**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Anthony Clark  
0417776943



Hannah Bush  
0458206208

**Over \$585,000**

Features & Facilities- 2 bedrooms, 2 bathrooms, and 1 car space in a Nundah Apartment, constructed in 2021- Situated on level 7, offering stunning views and an elevated perspective- Conveniently located just 9km from Brisbane's bustling city centre, in the vibrant heart of Nundah- Embraces an inner-city boutique village atmosphere, providing a unique living experience- Enjoy the tranquillity of an upper-level terrace with picturesque views extending to Moreton Bay- Boasts a spacious full-size kitchen, perfect for culinary enthusiasts- Features 2 separate bedroom wings, each with its own stylishly appointed bathroom- Step out onto the eastern balcony and soak in the morning sun and refreshing breezes- Experience the comfort of open-plan living, enhanced by fully ducted air-conditioning- Incorporates clever design ideas throughout, optimising space and functionality- Revel in the modern aesthetic with near-new hybrid floors adding a touch of elegance- Includes a convenient full laundry and smart storage solutions for added practicality- Provides peace of mind with secure car space and additional visitors parking- Access resort-style amenities including a pool and pool pavilion for leisure and entertainment- QLD Urban Utilities - approx. \$250-300 p/q- Brisbane City Council - approx. \$400 p/q- Body Corporate - approx. \$1350 p/q- Sinking Fund Balance - \$324,315.61 as at 19 April 2024- Insurance - approx. \$100 p/q- Rental Appraisal - Estimated Rental per week \$660Lifestyle:• Nundah Village Central location; cafes, supermarket, gyms, bars & specialty shops• 2 minute walk from the famous Weekly Sunday Farmers Market• 7 km from Brisbane CBD - 15 minute drive• Right on Nundah Rail & Bus | 5 stops to Brisbane CBD• Brisbane Airport and Precinct - 10 minutes drive• Short distance to Kalinga Park | Walk / Bike Ways to Nudgee Beach• Variety of quality schooling within 6km circumference