

4/40 Nathan Avenue, Ashgrove, Qld 4060



**Unit For Sale**

Wednesday, 14 February 2024

4/40 Nathan Avenue, Ashgrove, Qld 4060

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**



Bonnie D'Arcy  
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## Auction

Occupying a prime corner position within Nathan Apartments, this executive three bedroom apartment flows seamlessly from the front door through to its expansive balcony. Surrounded by parkland and set against a private leafy backdrop, the single level apartment offers a modern and stylish design in the heart of village life. Spanning 141m<sup>2</sup>, the open-plan layout exudes a sense of space and sophistication with secure intercom entry and lift access. The refreshed interiors are impeccably presented, ensuring a welcoming ambiance that seamlessly blends indoor and outdoor living. Nestled within a quiet cul-de-sac with direct access to the renowned Ithaca Creek bikeway and park network, it is hard to believe that this rare inner-city package is just 4km from the Brisbane CBD. Within proximity to both Paddington and Ashgrove shopping precinct offering an array of amenities, it is a highly convenient location yet peacefully secluded. Impeccable inner city home unit 100m<sup>2</sup> internally & 41m<sup>2</sup> balcony Resort style complex with pool, gym & BBQ area Reimagined interiors & modern appointments Immaculate stone kitchen with stainless steel appliances Open plan layout with separate lounge/dining, new split system AC Main bedroom with WIR & ensuite + direct access to balcony Second & third bedroom with BIR's Double car accommodation, internal laundry Walk to public transport, few minutes to Ashgrove Central 4km to Brisbane CBD Located in a well-maintained resort style complex, you'll enjoy a generous sense of space, lock up car accommodation for two vehicles and a delightful leafy outlook. In a convenient walk to everywhere location, everything is at your door – cafes, bars, public transport and local amenities. Contact Bonnie D'Arcy on 0423 005 563 for more information.