

5/91 Eton Street, Nundah, Qld 4012



Unit For Sale

Thursday, 15 February 2024

5/91 Eton Street, Nundah, Qld 4012

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 127 m2

Type: Unit



Brett De Luca
0401180280



Peter Illingworth
0404770440

Auction

This spacious corner unit boasts an exceptional layout with separated bedrooms and undercover parking for two cars. The master bedroom features a walk-in robe, air conditioning, and a stylish ensuite with direct access to the balcony. With generous living, dedicated dining, and a separate in-cupboard laundry, this property is a very smart choice and a great unique buying opportunity in today's unit market. Features Include:- Master Bedroom with Split System A/C, ceiling fan, and walk-in robe.- Two bathrooms, Master with ensuite - Large Chef's kitchen with stainless steel appliances, dishwasher, and loads of cupboard space- Stone tops with ample prep area - Tiled living area with Daikin split system reverse cycle air-conditioning- Entertainer balcony with a south-easterly aspect - Security Screens throughout- Secure gated double tandem garage - Intercom Access- New Vinyl plank timber-look flooring in both bedrooms - Separate in-cupboard laundry Location all within a 10-minute drive:- Brisbane CBD via the M7 Tunnel- Brisbane Airport- Eagle Farm and Doomben racetracks- RBWH & Prince Charles Hospital- 6 Primary schools and 6 secondary schools- Westfield Chermside shopping centre Situated in a convenient quieter part of Nundah near Boyd Park and Nundah State School, this unit is ideally located if you work in the city and need a train or work interstate and need to be close to Brisbane Airport. Located a short 900m walk to Nundah train station, and a 600m walk to Nundah village cafes, pubs & shops you will certainly love living here. Fantastic for the savvy investor, the current market rental is \$580 - \$600 per week. Body Corporate levies and Expenses:- Admin fund - \$721.66 per quarter- Sinking fund \$767.38 per quarter - Sinking Fund Balance - \$52,278.32 as of 14/02/2024- BCC Rates \$480.95 per quarter - QUU Water \$325.66* per quarter Please call Brett De Luca on 0410 299 299 or Peter Illingworth on 0404 770 440 to enquire today 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.