

**8/11 Collins Street, Nundah, Qld 4012**



**Apartment For Sale**

Wednesday, 12 June 2024

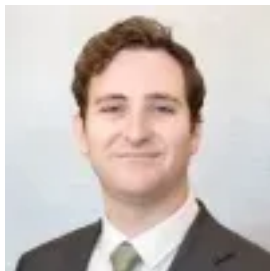
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**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Ethan Varfis  
0732561600

## For Sale

- Lease: 28 Aug 2023 - 29 Aug 2024- Rent: \$600 per week- Council rates: \$480 per quarter- Urban utilities/water \$388 per quarter- Body Corporate Fees: \$1,134.20 per quarter- Sinking Fund Balance: \$10,339.17 as of 30/04/24

This bright and breezy apartment combines quality finishes with a great location in a boutique complex of just 13 units. The well thought out floorplan seamlessly connects the generous living, dining and kitchen zones whilst capturing the natural light and breezes from the balcony. Featuring quality ultra modern finishes throughout, it presents a great investment opportunity. The current lease conveniently ends in August, which would line up perfectly if you're looking to move in and take possession yourself. With its open layout, high-end amenities, and desirable boutique building, this apartment checks many boxes for those seeking an inviting new home or rental investment property.

Snapshot of Features:- Large open plan design that flows seamlessly through sliding doors to a North facing balcony- Balcony has retractable privacy screens- Contemporary style kitchen with Kleenmaid stainless steel dishwasher and oven, Simpson dryer, stone benchtops and latest ultra modern black kitchen sinks & bathroom tapware.- Generous sized main bedroom with walk-in-robe and private ensuite- Second bedroom with built-in-wardrobe and mirrored doors- Main bathroom with shower- Apartment features split system air conditioning in living and bedrooms and block out blinds throughout for all year round comfort.- Internal Laundry- Fully secured building with intercom system and lifts.- One undercover car space allocated with storage facility. Walk to the Nundah Train Station and the heart of the Village for all your modern day conveniences. Only a 15 minute walk to Nundah Village which features a range of cafes, restaurants, bars and shops, as well as Australia's largest Go Health Club gym. Never be late for a flight with Brisbane airport only 10 minutes away. \*Please note we are experiencing a large number of buyer enquiries at the moment, and therefore enquiries with phone numbers and email addresses are prioritised over enquiries with email addresses only.\*

Call Now to secure this incredible opportunity

**PERSONAL INFORMATION COLLECTION NOTICE** Clark Real Estate is committed to protecting the health and safety of our community and team members. By attending a property inspection, you agree that your personal information will be recorded and kept by Clark Real Estate. If you do not agree, please contact our office on 07 3256 1600 prior to your arranged inspection time to change your inspection to a virtual inspection where you do not physically attend.

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