

**8 Avocet Street, Nudgee, Qld 4014**



**House For Sale**

Tuesday, 6 February 2024

8 Avocet Street, Nudgee, Qld 4014

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 452 m2**

**Type: House**



Kate Collingwood  
0407744035



Keith Mahon

## Price by Negotiation

Wonderfully situated in the vibrant suburb of Nudgee, this stylish and sophisticated near new build offers single level living in a refined and elegant setting. Comprising of four spacious bedrooms and multiple living areas, this home offers an abundance of internal living whilst maintaining the ultimate floor plan for a safe and secure single level residence. Complete with a covered entertainment area, in-ground the pool and low maintenance, landscaped gardens the quality of this build is apparent upon inspection! Some of the multitude of features include\* Gourmet kitchen with herringbone Carrara marble tiling, ample storage, 40mm stone-top benches with under-bench seating, 11ve stainless steel appliances comprising of five burner gas upright, oven, microwave and integrated dishwasher\* Butler's pantry with stone-top benches with shelving and even more storage\* Theatre room with barn door, high grade carpet & curtains\* Ducted heating and cooling throughout the home\* Covered entertainment area with downlights and ceiling fan overlooking the inground pool & low maintenance yard with landscaped gardens\* Primary suite with walk-in-wardrobe and ensuite bathroom with oversized shower recess, more high-end Carrara marble tiling and his and hers vanity\* 3 additional bedrooms are of a great size and allow for excellent versatility in the floor plan for spare bedrooms/home office usage\* Family bathroom with bathtub and separate powder room\* Spacious internal laundry with stone-top bench & storage cupboards\* Automatic, remote access car garage for 2 vehicles with additional storage\* 6.6kw solar system - 20 panels\* Instant hot water system\* Fully fenced with landscaped gardens on a low maintenance 452m2 block\* NBN Connection Quality single level residences are hard to find so enquire now for additional information or please attend the open home! Please feel free to contact the agents for any additional information. \*\*Disclaimer:\*\* In preparing this information, we have used our best endeavours to ensure that the information contained therein is true and accurate, and accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Prospective purchasers should make their own inquiries to verify the information contained herein.