

**2/107 Boyd Rd, Nundah, QLD, 4012**



**Sold Apartment**

Sunday, 18 August 2024

2/107 Boyd Rd, Nundah, QLD, 4012

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Katie Allan

## Luxury Ground Floor Apartment with Private Courtyard

Located within a small boutique complex, this contemporary ground floor residence is the ideal mix of luxury, designer features and convenience. Perfect for those seeking a low-maintenance lifestyle, this two-bedroom, two-bathroom property boasts architecturally designed high-end finishes, open plan living, a large private courtyard and an incredible location. This is the ideal home for a couple or single looking to be in walking distance to all that Nundah offers, or a perfect long-term investment option.

Practically designed, the open plan kitchen features 40 mm waterfall stone benchtops, stainless steel Miele appliances, a breakfast bar, and plenty of storage which transitions effortlessly into the indoor and outdoor living spaces extending onto a timber deck and private grassed courtyard.

The two bedrooms are conveniently separated by an open plan living space, with both bedrooms featuring built in robes and ceiling fans. The master bedroom additionally boasts a modern ensuite, with white gloss finishes and sleek black hardware. The family bathroom features an oversized shower and has been beautifully designed. Your secure garage links effortlessly to the living space for added convenience and has a remote garage door. Other highlights include ducted air conditioning throughout and a private pedestrian entry way from the street for guests.

Features include:

Architecturally designed

Luxury high end finishes and fittings throughout

Two-bedroom, two-bathroom ground floor apartment

Designer kitchen with 40mm waterfall stone bench tops, Miele appliances, breakfast bar, and dishwasher

Open plan living with polished porcelain tiles

Lounge area opening to gorgeous courtyard via bi fold doors for seamless living

Courtyard with a mix of grass and decking, including private access for guests

Master bedroom including built in robes, ceiling fan and ensuite

Secondary bedroom including built in robe and ceiling fan

Modern family bathroom

Internal European style laundry

Ducted Air Conditioning throughout

Single car lock up garage with remote access

Small boutique complex of five

Smart wired throughout (Data/Foxtel/TV to every room)

Currently tenanted to May 2024 at \$590.00 per week

BCC Rates \$485.59/quarter

Body Corporate Levies \$3150 annually (please request Body Corporate Disclosure Statement for Further Information)

Walking distance to everything Nundah Village has to offer including bars, cafes, restaurants, gyms, Woolworths, bakeries, pharmacies, medical services, excellent schools and associated amenities. Enjoy the Farmers Markets on a Sunday, and the many walks along Kedron Brook. Nundah train station, buses and links to the M7 Airport Link are also in close proximity.

The quality and character of such apartments are rare perfect for a single or couple, don't miss out on making this stunning apartment your home.

Call Katie on 0406 422 723 for further information or to confirm your viewing.