

**25/230 Melton Road, Nundah, Qld 4012**

GRACZYK THOMPSON

**Sold Apartment**

Saturday, 29 June 2024

25/230 Melton Road, Nundah, Qld 4012

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 124 m2**

**Type: Apartment**



Blair Mutch  
0737067248



Matt Thompson  
0737067248

**\$683,000**

Welcome to Moda Melton, a modern apartment complex in the heart of Nundah, offering unparalleled convenience with shops, dining precincts, and public transport just a short walk away, and easy access to Brisbane CBD. This apartment boasts a rare 124m<sup>2</sup> floorplan, providing a sheer sense of space that must be seen to be believed. The corner unit positioning allows natural light and breezes to fill the apartment year-round, enhancing the already impressive sense of space. Inside, you'll find new carpet in both bedrooms, adding to the fresh and contemporary feel. The kitchen is well equipped featuring stone benchtops, high-quality appliances, an integrated dishwasher, breakfast bar, and ample storage. The spacious living area flows effortlessly onto an oversized entertainer's balcony, perfect for alfresco dining and entertaining guests. The master bedroom is a retreat in itself, with air conditioning, a large walk-in wardrobe, and ensuite with a large walk-in shower. The second bedroom offers rear balcony access, a ceiling fan, and a large built-in wardrobe with easy access to the main bathroom. The main bathroom is thoughtfully designed with a shower over bath, and internal laundry facilities. Additional features of residence 25 include; security screens throughout, air conditioning, ceiling fans, a single secure undercover car space, NBN readiness, ensuring modern living at its finest. Moda Melton is a pet-friendly complex that offers resort-style amenities, including a pool with sun lounges, a BBQ area, and immaculately maintained lush gardens. The complex also features intercom access, onsite visitor parking, and secure entry, providing peace of mind. Situated within the catchment areas of Northgate State School and Aviation High, this location is ideal for families and professionals alike.

**Apartment Features:-** Huge 124m<sup>2</sup> floorplan – rarely found in apartment living- Corner units allows for an abundance of natural light and breezes year round- New carpet to both bedrooms- Security screens throughout- Contemporary kitchen with stone benchtops, high quality appliances, integrated dishwasher, breakfast bar and lots of storage- Massive, private entertainers balcony flowing off the living area- Spacious master bedroom boasts air-conditioning, large walk in wardrobe and ensuite with walk-in-shower- Second bedroom has access to the rear balcony, ceiling fan and a large built in wardrobe- Main bathroom features shower and separate bath with internal laundry facilities- Air conditioning and ceiling fans- 1 owner occupier since built- Single secure undercover car space- NBN ready- Pet friendly complex- Rental appraisal \$650 - \$700 per week

**Complex Features:-** Resort style pool with sun lounges and bbq area- Immaculately maintained complex with lush gardens- Intercom- Onsite visitor parking- Secure complex- In catchment for the highly regarded Northgate State School and Aviation High

Please contact Blair on 0468 791 950 or [blair@gtpartners.com.au](mailto:blair@gtpartners.com.au) for further information and to book an inspection of this property.\*Every care and due diligence has been taken in the preparation of this listing. The agency and owner assume no responsibility for the accuracy of the content, and encourage all prospective buyers to conduct their own research.