

**10 Florence Street, Nundah, QLD, 4012**



**House For Sale**

Thursday, 1 August 2024

10 Florence Street, Nundah, QLD, 4012

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Dan DSilva

0732639555

## Lock Up & Leave Luxury!

Presenting one of Brisbane's best lock-up and leave luxury lifestyle properties...

This near-new, double-story, freehold townhouse is perfect for those seeking low-maintenance living in an amazing, elevated Nundah location. As you enter the gated private courtyard, you'll be greeted by a gorgeous, low-maintenance garden and undercover entertaining area, ideal for relaxing or hosting friends.

Step into a wonderfully proportioned living space with a modern cook's kitchen that is sure to steal your heart. Elegant 40mm Caesarstone benchtops stretch across a generous meal prep space and breakfast bar, while European appliances, including a SMEG 900mm gas stove, oven and dishwasher complete the picture.

Downstairs, the open-plan living and dining area is adorned with stunning square set ceilings, sleek architectural features and 600x600mm tiles, offering a stylish space to unwind. A handy powder room is also available for convenience.

Upstairs, you'll find three spacious, carpeted bedrooms. The master suite is a true retreat with a walk-in robe, ensuite featuring a rainfall shower head, double basins, and floor-to-ceiling tiles, plus a private balcony with stunning views making the most of the property's elevated position. Each of the other bedrooms have built-in robes and share a main bathroom that includes a large bathtub for ultimate relaxation, and the same Caesarstone benchtops and high-end tapware featured throughout the property. An additional living space, huge linen closet and study nook complete the upper level.

This home is packed with modern comforts, including multi-zoned MyAir ducted air conditioning -- controllable from your smart phone -- and super quiet DC ceiling fans throughout. The property's lockable courtyard gate with an entrance intercom and video, top-end security screens and double lock-up garage -- a rare find in Nundah -- further ensures your privacy and peace-of-mind. While the 6kW solar system with Fronius inverter and LED downlights throughout add to the property's 'green' credentials.

Situated close to trendy Nundah Village and a short 3 minute walk to one of Brisbane's best cafes, you can't beat this location! You're just moments from shops, restaurants, coffee nooks, sporting fields, dog parks and a multitude of transport options. Top schools like St. Joseph's Nundah, Mary MacKillop College, Nundah State School, and Edge Early Learning are all nearby.

This townhouse truly has it all -- don't miss out!

### Watt Faves:

- o Near-new, super stylish freehold townhouse built in 2021 -- no body corp & still under builder's warranty!
- o Perfect for low-maintenance living in a super convenient Nundah location.
- o Private gated courtyard with low-maintenance gardens and an undercover entertaining area.
- o Modern kitchen with Ceaserstone benchtops, great prep space and SMEG appliances
- o Open-plan living and dining area downstairs with 600x600mm lux tiles.
- o First floor powder room for added convenience.
- o Master suite with walk-in robe, ensuite featuring a rainfall shower head, double basins, and a private balcony.
- o Two additional bedrooms upstairs, with built-in robes.
- o Main bathroom upstairs includes a bathtub, perfect for relaxation.
- o Additional upstairs living space and a study nook.
- o Home features downlights, MyAir ducted air conditioning, and ceiling fans throughout.
- o Euromaid condenser Dryer included
- o Double lock-up garage, 6kW solar system, fully fenced yard.
- o Prime location near trendy Nundah Village, top schools, dog parks and great transport options.