

# 13/61 Railway Parade, Nudgee, Qld 4014

## Townhouse For Sale

Tuesday, 20 August 2024

13/61 Railway Parade, Nudgee, Qld 4014

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 153 m2**

**Type: Townhouse**



Jonathon Santic

## \$749,000 Direct Pool Access | Ready November 2024

Introducing Little Eagle Nudgee. The best of both worlds - a brand new home in a well-established community. Located 18km north of Brisbane City, Little Eagle offers easy access to rail, shopping, parks, and the vibrant Banyo shopping strip. With the Gateway Motorway, Brisbane Airport, and more right at your doorstep. Enjoy a lifestyle that feels like a holiday, with Nudgee beach just moments away and a pool, BBQ area, and play spaces for hosting friends and family. It's an ideal spot to create lifelong memories.

-- Location -- Little Eagle is perfectly positioned with a park right across the way and Nudgee Recreation Reserve only 100m from your door. Nudgee station on the Shorncliffe is 50m away, and top regional schools and entertainment facilities, like the Brisbane Entertainment Centre nearby. A quick 5-minute drive will take you to Brisbane Airport or Nudgee Beach Reserve.

-- Living Space -- These architecturally designed 3- and 4-bedroom family homes are set among established trees and feature high-quality inclusions and materials. Thoughtfully designed for families looking for a low maintenance lifestyle.

-- Lifestyle -- Nudgee's vibrant community spirit, close-knit neighbourhoods, and easy access to picturesque parks and nature reserves make it a welcoming haven for those seeking a tranquil and connected lifestyle.

Key Features:

- 2-level design with ground floor kitchen and living, upper bedrooms and study nook
- Tiled ground floor, carpeted stairs and upper floor
- Stone benchtops in the kitchen, bathroom, and ensuite
- Oversized shower in ensuite and bathroom
- Electric cooktop and oven
- LED lighting throughout, ceiling fans in bedrooms and living room
- Air conditioning in living areas and master bedroom
- Energy-efficient heat pump hot water system
- Landscaped front entry and courtyard with exposed aggregate path and patio
- Parking for two cars, one in the garage with remote door
- Community caretaker and onsite rental manager

Features unique to lot 13:

- Eligible for the Queensland Government \$30,000 First Home Owner Grant
- Feature front façade gable roof
- Direct access to the Pool area from a gate in the courtyard fence
- Side gate access to larger rear courtyard
- Light internal colour scheme selection

Living at Little Eagle:

- Private resident pool, BBQ, and play area (opening in line with stage 4)
- 50m from Nudgee Station (Shorncliffe line)
- 150m from Nudgee Recreation Reserve, 100m from Dent Park
- 1.1km from Banyo shopping strip with local shops, library, and Woolworths
- A short walk to St Pius V Primary School and close to the Australian Catholic University

Contact Jonathon Santic on 0480 021 108 or email [jonathon.santic@peet.com.au](mailto:jonathon.santic@peet.com.au) for more details.

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