

18/108 Nicholson Street, Greenslopes, Qld 4120



Townhouse For Sale

Tuesday, 25 June 2024

18/108 Nicholson Street, Greenslopes, Qld 4120

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



Emma De Marco

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FOR SALE

Move in ready and featuring a swag of bonus extras, this modern townhouse is ideal for savvy first home-buyers and investors who are seeking incredible value in an ultra-convenient location. Set over three north facing levels and with a sun drenched front courtyard and a spacious rear entertaining balcony both accessed from the main middle level, there's a lot to love here. The kitchen is tidy and functional and includes a dishwasher, while the spacious lounge and dining is air-conditioned for year-round comfort. Either of the outdoor areas would be the perfect spot for your morning coffee and there's plenty of space to accommodate your BBQ and your potted plants or herb/veggie garden. The upper-level features three air-conditioned bedrooms with bedrooms two and three accessing the upstairs balcony. The generously sized master offers a walk-through wardrobe and ensuite. The lower-level comprises a powder room, double garage (side by side), a separate laundry and another sizable storage room / multi-purpose space that you will love for storing bikes, camping gear or even your drum kit! "Nicholson Terraces" is a friendly community with a shared in-ground pool, plenty of additional off-street visitor parking and a handy position for fast access to the CBD, public transport and the thriving Stones Corner dining/café precinct. Contact Emma De Marco today for more information.

At A Glance:

- Currently owner occupied - vacant possession
- Body corporate fees \$1,102 per quarter (approximately)
- Council rates \$TBC per quarter (approximately)
- 3 built-in bedrooms
- 2 bathrooms (3 toilets)
- Double garage (side by side)
- Front courtyard
- 2 rear balconies
- Air-conditioning throughout
- Upgraded LED lighting
- New flooring upstairs
- Solar panels (6.6 kw)
- Kitchen with dishwasher
- Internal laundry
- Large bonus storage room
- Shared In-ground pool
- 800m walk to Greenslopes BusWay Metro station for fast access to CBD (10 mins)
- 250m walk to local bus (Newdegate Street)
- 800m walk to Greenslopes Mall (coles supermarket)
- 450m walk to Greenslopes Early Learning Centre
- Greenslopes State School & Cavendish Road High School catchments
- Fast access to Pacific Motorway
- Easy cycle to the popular Veloway, for safe cycling to the CBD
- Plenty of cycle tracks and green space nearby to enjoy
- Dining/entertainment precincts in Stones Corner, Holland Park and Coorparoo Square within close proximity

LOCATION, LOCATION, LOCATION... Just a short distance to the ever popular Greenslopes Mall with Coles Supermarket and a little further along to the famous local IGA. Or drive just a couple of minutes to the Stones Corner precinct where you'll enjoy the local café scene, restaurants, retail therapy and the ALDI supermarket. Coorparoo Square is also within a short driving distance where you'll find a further array of dining, shopping and cinematic experiences less than 10-minutes from Nicholson Street. Access to the CBD, Southbank, Garden City, Griffith University via easy public bus transport, the Pacific Motorway, South East Busway and Veloway are all only a few minutes drive/cycle.