

2/40 Hamson Terrace, Nundah, QLD, 4012



Unit For Sale

Saturday, 10 August 2024

2/40 Hamson Terrace, Nundah, QLD, 4012

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Lawrence Muir

Top of the Hill Unit on Quiet Exclusive Street

If you are looking for a unit in a sought after exclusive area, then this is the one. On top of the hill at Nundah, you are walking distance to the heart of Nundah Village with access to shops and public transport. From the modern kitchen, to the large lounge/dining, then onto the leafy aspect balcony - this home is perfect for modern living. Get the hilltop breezes on a summer day, or enjoy the warm sun in winter.

Click on the link below for virtual tour

<https://youtu.be/WaulxFhuxA8>

With the following features

- Large master bedroom with built-ins and air-con
- Large second bedroom with built-ins, perfect for a flatmate or study
- Spacious light filled air conditioned open plan living and dining
- Modern kitchen, quality bench-tops, electric cooktop and plenty of storage
- Timber look flooring and quality carpets
- Large modern main bathroom with bath and shower, and upstairs laundry
- Air-con in lounge and main bedroom
- Large balcony with outlook, perfect for entertaining
- Roomy Single Garage with extra room for storage. Good height for the 4wd enthusiast
- Internal Laundry
- NBN FTTC
- Renovated 2017
- Downstairs common entertaining area.

- Council Rates \$450 / quarter approx
- Body Corporate \$630 / quarter approx
- Sinking fund \$11k approx
- Currently tenanted with great tenants until April 2025
- Built circa 1986
- Quiet 6 unit complex
- Approx 87m2 including balcony
- Nundah SS and Wavell SHS school catchments

- Walk to Nundah Shopping and entertainment precinct
- Toombul station 5 min walk
- Boyd Park 2 min walk
- Buses 2 min walk
- Close to northside private schools
- Under 8kms to the CBD

Don't miss this opportunity to own a beautiful property in a sought after location. Move quickly to secure your private inspection - phone Go Gecko Real Estate on 3122 1323

Disclaimer:

If this property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.