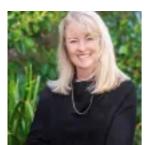
## Unit 3/190 Queens Road, Nudgee, Qld 4014

## **Unit For Sale**

Monday, 17 June 2024

Unit 3/190 Queens Road, Nudgee, Qld 4014

Bedrooms: 3 Bathrooms: 2 Parkings: 2 Area: 173 m2 Type: Unit



Deanne Hansom 0739061366

## Best Offers By 8th July 2024

Discover your new home at 3/190 Queens Rd, Nudgee. This contemporary three-bedroom townhouse offers the perfect blend of comfort, convenience and modern living. Nestled in a vibrant community, with pool and BBQ facilities this property is ideal for families, professionals, and investors alike. With open plan lounge and dining areas all infused with an abundance of light, this is perfect for the entertaining and the everyday living. All opening on to a leafy private courtyard and alfresco dining area or simply just relax in the sun. The modern kitchen is sleek and well equipped with stainless steel appliances and forms that hub of the home. Ascend the stairs and you will discover a spacious landing perfect for a home office if needed and 3 generous bedrooms. All with plenty of natural light, air conditioning, ceiling fans and robes. The Master bedroom has a luxurious feel with generous space, walk in robe, ensuite and private access to the front deck.Currently rented to a long term tenant at \$650.00 / wk until 9/5/25Property details3 Generous bedrooms with ceiling fans, air conditioning and robes. Bedroom 2 has access to balconyMaster suite complete with ensuite and walk in robe and private access to balconyOpen plan lounge/dining area with air conditioningKitchen complete with dishwasher, stainless steel appliances and stone benchtopPatio area at the rear and private courtyard3rd toilet powder room downstairs for the guestMain bathroom generous complimented with modern finishesSingle lockup garage with internal accessOversized single carport at the frontSecurity screens downstairs and upstairs doorsComplex pool and BBQ facilitiesOnsite managementRates and Returns: Approx Council Rates: \$483.45 per quarter\* Body Corporate fees -\$798.00 per quarter\*Tenancy agreement - \$650/wk Expires 09/05/2025Estimated rental return is \$730 - \$750.00 based on rents achieved in the complex.Location BenefitsEasy access to the Nudgee train station, and buses making the commute a breezeEasy access at the end of the street to bike paths - go explore the bikeways of Brisbane and Boondall wetlands or Nudgee BeachMultiple parks all within a short stroll, or minutes to the Golf courseEasy access to the vibrant Banyo shopping precinctMinutes' drive to the St Pius V primary, Nudgee College, Banyo State School, Earnshaw State College or Australian Catholic UniversityDon't miss the opportunity to secure this fantastic property in a sort after location. Whether you are looking for your first home, a family upgrade, or a smart investment this property is a must see. CONTACT TEAM HANSOM Deanne Hansom | 0403 066 191 Ashleigh Hansom | 0448 742 538\* = approx.