

**3/89 Nudgee Road, Hamilton, Qld 4007**

**Unit For Sale**

Thursday, 16 May 2024



3/89 Nudgee Road, Hamilton, Qld 4007

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 107 m2**

**Type: Unit**



Rod Arcuri

0756611782

## Offers from \$599,000

Nestled in a sought-after location, this adorable 2-bedroom apartment is perfect for those seeking comfort and convenience. Featuring 2 bathrooms, a garage, and a delightful balcony, this home offers a comfort retreat in a bustling neighborhood. Step inside to discover a well-appointed living space with ample natural lighting, ideal for relaxing or entertaining guests. The kitchen boasts modern appliances and plenty of storage, making cooking a breeze. Outside, the balcony is the perfect spot to enjoy your morning coffee or unwind after a long day, offering a serene escape from the city's hustle and bustle. FEATURES: \* 2 Good size bedrooms \* 2 Air con units \* 2 Bathrooms \* Balcony \* Lock up Garage • Rental appraisal \$625 - \$650 Per week • Body Corp Fees \$754 Quarterly • Council Rates - \$189 Quarterly • Water rates - \$224 Quarterly • Built in 1994 \* Hamilton State School - 0.20km \* Hendra State School - 1.28km \* Our Lady Help of Christians - 1.42km \* St Margaret's Anglican Girls - 2.17km \* Balmoral State High School - 2.60km Opportunities like this are rare, so enquire now to register your interest and arrange an early inspection of this beautiful home! \*IMPORTANT\* WHILST EVERY CARE IS TAKEN IN THE PREPARATION OF THE INFORMATION CONTAINED IN THIS MARKETING, Grow&Co Property Agents WILL NOT BE HELD LIABLE FOR ANY ERRORS IN TYPING OF INFORMATION. ALL INFORMATION IS CONSIDERED CORRECT AT THE TIME OF ADVERTISING.