



Unit 55, 230 Melton Road, Nundah



LARGE 3 BEDROOM UNIT CLOSE TO NUNDAH VILLAGE

This centrally located, modern and spacious apartment is situated on the first level within one of Nundah’s most desired addresses, ‘Moda Melton’. The securely gated complex is beautifully maintained with its resort style swimming pool, BBQ pavilion and manicured gardens and boasts a delightful short stroll to Nundah Village. All this and within a few minutes’ drive to the Gateway arterial road and only 15 mins to the Brisbane International Airport. The Nundah railway station is only a few hundred metres for easy commuting.

Unit 55/230 Melton Road has, Three spacious bedrooms, two generous bathrooms, two large balconies with a private courtyard to entertain friends and two secure car spaces, with storage that offers everything for the discerning buyer.

Currently owner occupied but has an expected rental return of \$520 to \$550 per week which would make this is an ideal investment or the perfect executive apartment.

From the moment you walk through the door you will be delighted by the contemporary open plan dining/living area, ideal for entertaining. The luxury kitchen with stainless steel appliances and enormous island bench offers an abundance of space and storage for all your kitchen items. High quality finishes and luxury appointments appear throughout including granite benchtops and two pac cabinetry in the kitchen and bathrooms. Benefiting from a great outlook and gorgeous Queensland breezes, and sunlight being at the end of the complex.

The balcony is both private and generous and can be accessed via double sliding glass doors from the open plan living area or the master bedroom. Entertainers will be

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Price SOLD for \$527,500
Property Type Residential
Property ID 495
Floor Area 117 m2

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overwhelmed with the balcony proportions that step down to its own private courtyard which currently has a an outdoor spa.

The king sized master bedroom features a large walk in robe and generous ensuite. Two queen sized bedrooms are located to the entrance of the property, fitted with built-in, mirrored wardrobes. These rooms lead directly onto the front balcony and are serviced by a huge main bathroom with separate shower, vanity and laundry, complete with plenty of bench space and cupboards.

Apartment features include:

- 3 Bedrooms ensuite
- Large open plan living and dining
- Enormous courtyard area
- Stone benchtops, 2 Pac cabinetry
- 2 Split system air conditioning + ceiling fans
- Wonderful breezes, sun filled natural light with no neighbours overlooking park area
- Secure, remote controlled basement parking with two carparks, storage and direct access
- Intercom access allowing secure visitor access to the building and complex
- Continuous flow instant hot water

Complex features include:

- Onsite management
- Resort style spa and swimming pool
- BBQ and pavilion
- Four car wash bays fed from rainwater tanks
- Generous onsite visitor parking
- Beautifully landscaped gardens with night lighting

If you are looking for an ideal area to live with large space and style from Unit living, This is the one. It also benefits from excellent public transport links with Nundah Rail Station only a 500m walk.

Make your move to Moda Melton before it is too late.

Strata rates: \$805.27 per quarter aprox

Balance of Sinking Fund is \$189,259.18

Rates: \$320 per Quarter aprox

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