



3



2



1

## Well Sized Townhouse, Perfect Location!

Nestled in an exclusive complex of just four, this modern 159sqm townhome is freestanding at the front of the complex with no adjoining walls. With private access direct from the street into the fully fenced courtyard and covered patio, this property offers carefree living without compromising on privacy and space.

Characteristics of a boutique modern abode, the interior features a neutral colour palette and centres around a sizeable open plan tiled living and dining area whilst having a very spacious open plan kitchen to help get your cooking skills ready for all culinary delights. The light-filled open plan living branches out to a large patio, surrounded by mature greenery, a relaxing space for barbeques, al fresco dinners, your morning coffee or afternoon wine.

Upstairs are three generous bedrooms with the oversized primary suite seeing the addition of an ensuite as well as an abundance of storage with its own private balcony for a parent's retreat when needed. A further two bedrooms are well sized and each with built-in robes.

Property information:

**Price:** \$760,000



**Robert Lamprecht**

0419 999 989



## 2/47 Amelia at Nundah

Internal 112m<sup>2</sup> | Garage 21m<sup>2</sup> | External 19m<sup>2</sup> | Total 152m<sup>2</sup>

The following floor plan is provided for informational purposes only and does not constitute a legally binding representation of the property. This floor plan is a visual illustration and approximation of the layout and dimensions of the property as observed at the time of creation. All measurements are from the inside of the wall to opposite wall. Bedroom measurements are taken from the back of the cupboard to wall.

Floor Plan crafted with care by **Rolley Photo Media**

