



**3/40 Nathan Avenue Ashgrove QLD**

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40 Nathan Avenue is known for its sought-after combination of cul-de-sac privacy and easy access to amenities. This contemporary complex has been consistently in demand since construction, and this is your opportunity to secure a two bedroom plus study apartment quietly positioned on the ground floor. It has direct access to the renowned Ithaca Creek bikeway and park network, 2 minutes to the Broncos Leagues club, this rare inner-city package is just 4km from the Brisbane CBD and a short walk to Ashgrove shopping and restaurants.

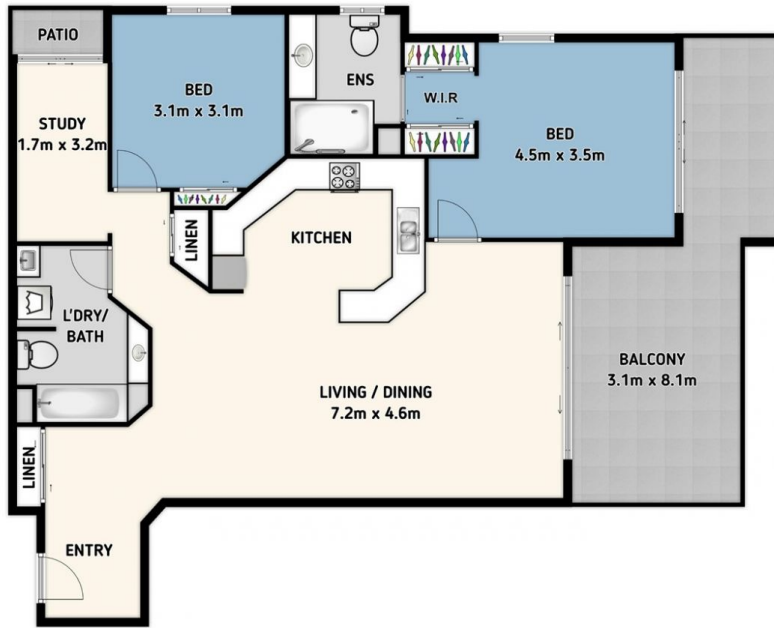
**Price** : \$ 600,000  
**Land Size** : 119 sqm  
**View** : <https://www.burlingtonproperty.com.au/sale/qld/city-north/ashgrove/residential/apartmen/7689170>

This apartment offers:

- \* Open plan living and dining flowing onto the large private balcony
- \* Built-in wardrobes in bedrooms
- \* Master bedroom with ensuite
- \* Separate study area



**Bruce J Grady**  
07 3510 8222



**3/40 Nathan Avenue, Ashgrove, QLD 4060**

Whilst every attempt has been made to ensure the accuracy of the floor plan, this plan is for illustrative purposes only. All dimensions and fittings are approximate. PLAN BY SOLDPHOTOGRAPHY.COM.AU

INTERIOR: 90.8 sqm  
 EXTERIOR: 21.4 sqm  
 APPROX TOTAL: 112.2 sqm

