

**1/61 Collins Street, Clayfield, Qld 4011**



**Unit For Sale**

Wednesday, 14 February 2024

1/61 Collins Street, Clayfield, Qld 4011

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Judith Crawford  
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## **Sale Offers in the High \$400,000's**

Proudly sitting at the front of the building and looking out to the north - you're going to have room to value add here! Take your time to work out what the priorities are! Liveable kitchen, plantation shutters on the windows already, so tick those boxes! Grab some mates and some paint and start right there - a coat of paint before you do the flooring - good move! Put down some nice hard flooring for easy living and a low maintenance finish! Think about your bathroom renovation. Already plenty of light and air with a really good window space - ventilation won't be an issue. So many ideas. Position is what makes it all worthwhile and here you have it in spades! Walk to the Harris Farms precinct where you're spoilt for choices whether it's fresh produce of all varieties, fish and chips or a nice cold beverage, don't lose sight of the take-away options and there are restaurants as well - all this within easy walking distance! Hop on the train at Clayfield station, catch the bus on Sandgate Road or jump in the car - with easy access to arterial roads and tunnels = the world is your oyster! Once you return home you'll love the gas cooking option and don't tell anyone, but it's set up to use a generator for all you survivalists! Feature packed and affordably priced - my guess is - one open home will see this one sold! Call me now to view - you won't be disappointed!