

# 104/21 Miles, Clayfield, Qld 4011

## Apartment For Sale

Friday, 19 January 2024

104/21 Miles, Clayfield, Qld 4011

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Peter Evans  
0733693651



John Rohde  
0733693651

## Offers Over \$629,000

This stunning 2 bedroom apartment is a contemporary haven with modern finishes throughout. The open space layout seamlessly connects the kitchen, dining, and lounge areas, creating a perfect atmosphere for both relaxation and entertainment. Ample storage space ensures clutter-free living, while the master bedroom boasts a small private balcony for those tranquil moments. Additional highlights include a balcony overlooking a charming courtyard, offering the perfect blend of indoor and outdoor living. Conveniently located near local amenities, this apartment is not just a residence; it's a lifestyle waiting to be embraced.

**Property Details:** Modern finishes throughout  
Spacious kitchen overlooking dining and lounge area  
Stainless steel appliances including electric cooktop  
Air-conditioning  
Ceiling fans  
Master bedroom with private balcony, walk-in-robe and ensuite  
Balcony overlooking courtyard  
Internal laundry  
Intercom  
Tandem remote-controlled garage  
Extra storage in garage

**Complex Features "The Promenade":** Built in 2003 approx. Low maintenance design  
12 lots in complex  
Visitor parking  
Pool with covered pergola  
Pets can be approved  
Secure key access

**Location:** Albion Station - 2 min drive  
Albion Hotel - 3 min drive  
Crossby Park - 3 min drive  
Lutwyche Shopping Centre - 4 min drive  
Eagle Farm Racecourse - 5 min drive  
Breakfast Creek Hotel - 6 min drive  
Coles Ascot - 6 min drive  
Bunnings Newstead - 6 min drive  
The Hamilton Hotel - 8 min drive  
Portside Wharf - 9 min drive  
Woolworths Ascot - 9 min drive  
Fortitude Valley - 9 min drive  
Eat Street - 12 min drive  
GOMA Southbank - 12 min drive  
Brisbane CBD - 14 min drive  
Brisbane Airport - 14 min drive  
Gold Coast - 1 hour drive

**School Zones:** Eagle Junction State School (Prep to Year 6) - 16 min drive  
Kedron State High School (Year 7 to Year 12) - 5 min drive

**Rental:** Currently rented to 28th February 2024 for \$570.00 per week  
Rental Appraisal: \$570.00 - \$650.00 per week

**unfurnished Costs:** Body Corporate Fees: \$1,617.63 per quarter approx  
Council Rates: \$450.00 per quarter approx  
Water Rates: \$385 per quarter approx

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