

# 11 Railway Parade, Clayfield, Qld 4011

## House For Sale

Wednesday, 12 June 2024

11 Railway Parade, Clayfield, Qld 4011

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 663 m2

Type: House



Matt Williams  
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Campbell Reed  
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## Auction

Presented to the market for the first time in over 80 years, this original pre-war cottage represents exceptional opportunity in the heart of prestigious Clayfield. Positioned just 7 kilometres from Brisbane CBD and renowned for lifestyle convenience, this coveted location offers an abundance of amenity, with cafés, restaurants and boutique retailers within walking distance. Enjoying a 663sqm block and with a generous street frontage, this property affords ample space for a home of substantial proportions. This property is within catchment of Eagle Junction State School, with private schools including Clayfield College and St Margaret's also within proximity. Local shopping and entertainment precincts include Racecourse Road, Portside Wharf and Nundah Village. Leafy outdoor spaces including Kalinga Park and Kedron Brook Bikeway are easily accessible, while commuters enjoy an easy weekday journey via nearby Eagle Junction Station.

Inclusions:

- Original pre-war home on 663sqm block with wide street frontage
- Existing floorplan includes three bedrooms, one bathroom and under house storage
- Within walking distance of cafes, restaurants and specialty retailers
- Minutes from Racecourse Road, Portside Wharf and Nundah Village
- Moments from Westfield Chermide and the Prince Charles Hospital
- Within catchment of Eagle Junction State School and Aviation High School
- Excellent proximity to Clayfield College and St Rita's College
- Just 7kms from Brisbane CBD and 5kms from Brisbane Airport
- Within walking distance of Eagle Junction Station

Please direct enquiries to Matthew Williams on 0414 417 423 or Campbell Reed 0468 859 904