

# 2/4 Garnet, Clayfield, Qld 4011



## Unit For Sale

Tuesday, 11 June 2024

2/4 Garnet, Clayfield, Qld 4011

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 114 m2

Type: Unit



Brett De Luca  
0401180280

## \$600,000+ Buyers

Ideal for investors, this spacious modern two-bedroom apartment is located in the prime pocket of Clayfield and offers unrivaled convenience with access to local restaurants, bars, cafes, the popular Harris Farm markets, and premier schools. Step Inside this stylish residence to discover the modern floor plan and luxurious inclusions. You will be impressed with the open layout that creates an inviting atmosphere where natural light pours in. Boasting separated bedrooms with built-in robes, split system air conditioning, and ceiling fans, you be sure to stay comfortable all year round. This beautiful apartment displays spacious living, a large entertainer's balcony, a gourmet kitchen with gas cooking, stone bench tops, stainless steel appliances, and ample cupboard space. Outstanding Features Include: \* 2 Bedrooms with Split system air conditioning and ceiling fans \* Master Bedroom with walk-in robe and ensuite! \* Stylish kitchen with Stone tops, stainless steel appliances and dishwasher \* Tiled living area with Split System Reverse Cycle Air-Conditioning \* Large entertainer's Balcony \* Undercover single-car space Don't miss out on this fantastic opportunity to secure a property in a highly sought-after area Please note: This property has a fantastic tenant in place until January 2025 paying \$550 per week. Location: Brisbane Airport, the DFO, and Skygate are all within a short 8 to 10-minute drive. Within a short 3-minute stroll is the popular Clayfield Markets, where you can stock up on the freshest seafood, veg or fruit for the week. City goers will find Clayfield Train Station just a hop, skip, and jump away, only 550m from home. Body Corporate levies and Expenses: \* Admin Fund \$475.28 approximately \* per quarter \* Sinking Fund \$458.33 approximately \* per quarter \* Building Insurance \$239.25 approximately \* per quarter \* BCC Rates \$480.95 per quarter (based on the most recent bill) \* QUU Water \$300.00 per quarter approx. Please call Brett De Luca on 0410 299 299 to enquire today before this lovely apartment is Sold. DISCLAIMER: Whilst every care is taken in the preparation of the information contained in this listing, no warranty is given with respect to accuracy. The material is a summary only and is not intended to be or should be relied upon as a substitute for inspection or obtaining professional advice. All information is considered correct at the time of printing.