

2/46 Drane Street, Clayfield, Qld 4011



House For Sale

Thursday, 13 June 2024

2/46 Drane Street, Clayfield, Qld 4011

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 169 m2

Type: House



Kim Olsen

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For Sale

2/46 Drane St offers buyers an exclusive lifestyle and must be inspected to be truly appreciated. Whisper quiet & perfectly private, 2/46 Drane St is simply without comparison. With just one neighbour in a tightly held complex of just 10, this large 4 bedroom single level home features dual entrances, private garden courtyards and has a sunny north east aspect. The generously proportioned floor plan will suit the downsizer or those seeking boutique-style living and a low maintenance lifestyle. Ready for a cosmetic update, the sprawling, floor plan lends itself to keen buyers looking to create a truly unique family home in the heart of Clayfield. Additional features:- Preferred North East aspect- Kitchen with dishwasher, electric cooktop and oven, canopy range, extensive cabinetry & European laundry, direct access to courtyard- Multiple fully fenced garden courtyards- 4 Bedrooms with robes to 2 bedrooms- Ensuite & walk-in robe to large main bedroom- Family bathroom and powder room- Sunroom and open plan living/dining - Generous storage solutions throughout- Air conditioning & ceiling fans- Plantation shutters- Electric hot water - 2 car parking - single lock up garage with auto door plus carport- 2 private entrances - Eagle Junction State School & Aviation State High School catchments- Well located to a range of quality state & private schools - Close to local parks, walking tracks, bike paths, playgrounds & sporting fields- Short drive to Inner City Bypass Brisbane airport & Airport Link tunnel system - 6km to Brisbane CBD- Generous floor plan- Low body corporate fees- Fully fenced property

Body Corporate Information :- Body Corp Fees approx \$2748 per annum- Sinking Fund Balance \$75,996.48 as at 30/6/23- Rates approx \$577.95/qtr- Rental Appraisal approx \$850/week

Catch a bus on the corner or exchange the car for an easy walk to Eagle Junction or Clayfield rail stations for fast city commutes. Nearby, the community hub of Clayfield Junction provides residents with a range of eateries, services & activities. Popular Eagle Junction State School and a selection of quality private schools and childcare centres are a short stroll from home in this lifestyle friendly location. With the Inner City Bypass, Brisbane airport & Airport Link Tunnel system all close by, this property is perfectly positioned for convenient movement across the city and beyond. This wide tree lined street is surrounded by quality homes and offers the perfect opportunity to create a unique family home to enjoy for many years to come. Call Kim Olsen on 0413 539 865. This property is being sold without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.