

2/55 Bonney Avenue, Clayfield, Qld 4011



Unit For Sale

Tuesday, 28 May 2024

2/55 Bonney Avenue, Clayfield, Qld 4011

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 111 m2

Type: Unit



Vanessa Harte

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Auction

This spacious ground-floor unit has been tastefully renovated. Located in highly-sought-after 'Kooralbyn Lodge', it is a rare opportunity to find a fully renovated home with that desirable, fully-fenced courtyard. This fabulous property will appeal to first home buyers, investors and downsizing families in search of a secure, low maintenance home with generous outdoor living. With nothing to spend and ready to move straight in, it's a downsizer's dream. - Beautifully renovated kitchen with marble splashback & stone benchtops - Open plan kitchen, living and dining room with split system cooling/heating - Good-size master bedroom with built-ins and split system cooling/heating - Renovated bathroom with a walk in shower - Internal concealed laundry - Freshly painted with timber-look tiles and plantation shutters throughout - Private access to fully paved courtyard with established garden and watering system - Bonus large in-ground pool and covered entertainment area in the complex - Secure lock up garage - Tightly-held building with low body corporate fees - Solid 1973 brick construction with recently painted exterior - Close to buses, train stations, restaurants, bars & convenient shopping Rates : approx. \$402.00 per quarter Body Corp Fees : approx. \$800 per quarter Sinking Fund Balance : \$36,000 approx. Rental Appraisal : TBA/ week This lifestyle location is just moments to popular restaurants and public transport. Surrounded by primary and secondary schools, the CBD is less than 7 kms away for those seeking a convenient inner city lifestyle. Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise. Due to REIQ legislation a price guide isn't available. The website possibly filtered this property into a price range for functionality purposes. Any estimates are not provided by the agent and should not be taken as a price guide.