

**3/14 Drane Street, Clayfield, Qld 4011**

**Unit For Sale**

Wednesday, 29 November 2023

3/14 Drane Street, Clayfield, Qld 4011

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 137 m2**

**Type: Unit**



Campbell Reed  
0468859904



Matt Williams  
0732629999

## Price By Negotiation

Discover the charm of 3/14 Drane Street, Clayfield, nestled in a boutique complex of just five units, this middle-floor apartment offers a unique blend of convenience and tranquility. Thoughtfully updated throughout the years this property is ready to be moved into straight away, while still allowing for minor improvements to maximise your capital growth! Whether you are looking for your first home, astute investment or looking to downsize, this property is a must inspect and will not last long! Key Features:

- Spacious air-conditioned living and dining area flowing out to your oversized balcony
- Three generously sized bedrooms, all with built-ins and Master with direct access to balcony
- Modernized kitchen and bathroom for contemporary living
- Single remote control lock-up garage and laundry
- Potential for strong rental returns, with a rental appraisal available upon request
- Exceptional potential for capital growth in the desirable Clayfield area
- Proximity to local amenities, cafes, and public transport within walking distance
- Eagle Junction State School Catchment
- Conveniently located near prestigious educational institutions, including Clayfield College, St Margarets, and St Rita's College
- A mere 6kms from Brisbane CBD and 7kms from Brisbane Airport

Don't let this opportunity slip away. Whether you're a first-time homebuyer, savvy investor, or simply seeking a property in a prime location, 3/14 Drane Street is a must-see. Reach out to Campbell Reed at 0468 859 904 or Matt Williams at 0417 417 423 to inquire. Your future home awaits!