

3/56 Noble Street, Clayfield, Qld 4011



Apartment For Sale

Tuesday, 14 May 2024

3/56 Noble Street, Clayfield, Qld 4011

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 118 m2

Type: Apartment



Mario Lattanzi
0439911171



Ethan Varfis
0412940161

\$649,000

- Council rates: \$400 per quarter- Body Corporate Fees; \$1,166 per quarter (Less Disc \$116 when paid on time)- Sinking Fund: \$19,353 as at 30/4/24- Rent \$600 per week- Lease End date 13 Feb 2025

This recently renovated throughout, this apartment will not disappoint. Tucked away at the rear of the block on the 1st floor, it promises a peaceful living experience without the hassle or need to renovate. The open-plan layout seamlessly flows to a generously sized balcony, basking in the northern sunlight and surrounded by lush trees, creating a tranquil retreat. The apartment is flooded with natural light, enhancing its spacious feel. The bedrooms are adorned with plush carpeting, contributing to the unit's fresh appeal. New fittings and blinds add to the contemporary ambiance. With two bedrooms, including a main bedroom with a private ensuite, the unit provides a comfortable sanctuary. The main bathroom features a spacious shower, while the internal laundry, adds convenience to daily routines. A large, private lock-up garage with a remote door adds a touch of exclusivity to the property. Located within a small block of just 6 units, the property boasts a healthy sinking fund, promising financial stability.

Snapshot of Features:- Fully Ducted Air conditioner throughout- Tiled throughout the living areas- Open plan design that flows out to a generous sized balcony with northern aspect- Main bedroom with built in wardrobes and ensuite- Spacious second bedroom with built in wardrobes, ceiling fan and plenty of space for a queen bed- Main bathroom with shower over bath and internal laundry- Kitchen with electric oven, stove, rangehood, dishwasher and plenty of cabinetry- Secure building with intercom system- Approximately 98m² of living area - Lock-up garage- Carpet in bedrooms- New blinds and handles throughout

This prime residence is strategically situated within the catchment areas of Nundah State School and Aviation High School, ensuring a top-tier educational environment for families. Enjoying a convenient location, it is just a brief drive or leisurely walk to prestigious institutions such as St Margaret's, Clayfield College, St Rita's, and Mary McKillop. Effortless commuting is facilitated by the proximity to express trains at Eagle Junction Train Station, ensuring swift access to the city, domestic and international airports, as well as Toombul and Clayfield Train Stations. The convenience extends further with numerous bus stops within meters of your doorstep. This vibrant neighbourhood invites residents to leave the car behind, offering a short walk to Harris Farm Markets and a plethora of enticing cafes and restaurants. Close by are breath-taking parklands, adorned with bike tracks along the scenic Kedron Brook, Kalinga Park, and Shaw Park. In summary, this residence not only offers a peaceful and well-connected living experience but also provides access to top-tier education, vibrant local amenities, and convenient transportation options for both professionals and families alike.

Please note we are experiencing a large number of buyer enquiries at the moment, and therefore enquiries with phone numbers and email addresses are prioritised over enquiries with email addresses only.

Call Now to secure this incredible opportunity

PERSONAL INFORMATION COLLECTION NOTICE

Clark Real Estate is committed to protecting the health and safety of our community and team members. By attending a property inspection, you agree that your personal information will be recorded and kept by Clark Real Estate. If you do not agree, please contact our office on 07 3256 1600 prior to your arranged inspection time to change your inspection to a virtual inspection where you do not physically attend.

Discover the Difference
Licence number: 32346