

**4/15 Clara Street, Annerley, Qld 4103**



**Sold Townhouse**

Wednesday, 22 November 2023

4/15 Clara Street, Annerley, Qld 4103

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



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**\$775,000**

BCC Rates - \$450.20 / quarter  
Body Corporate Fees - \$600 / quarter  
Sinking Fund Balance - \$25,282.93

This spacious, two-level townhouse at 4/15 Clara St is located at the rear of a boutique complex of 5 with a rare back and side yard. Enter the front door to be welcomed by a stylish kitchen with stainless steel appliances, gas cooktop, dishwasher, breakfast bench and full-size pantry. The oversized, open plan living/dining flows effortlessly through to the covered, outdoor entertainment deck, perfect for relaxing or gatherings with friends and family. Plenty of room in the backyard for a trampoline or swing set, with the bonus of the side yard. The lower level also offers that extra room for a study if needed; air-conditioning; powder room & separate laundry. Ascend the stairs to the three good sized bedrooms; the air-conditioned main bedroom is ensuited with a wall of mirrored built-in wardrobes. The 2nd bedroom has a walk-in robe, the 3rd bedroom with built-in robes and air-conditioning. This level also has the main bathroom with oversized shower. Complete this outstanding package with a single lock up garage with internal access.

The location on offer is second to none, situated in the heart of Annerley and only 4km to the CBD. It simply doesn't get any more convenient than this. Walking distance to the train, bus, cafes, Fairfield Gardens Shopping Centre, Yeronga State Primary & High Schools; a bike ride to the Green Bridge connecting to UQ; easy access to PA Hospital, Mater Hospital, QUT (jump on the train), M3 Motorway both north & southbound, Clem Jones tunnel connecting to the airport; and the perfect location for the upcoming Games.

Features of 4/15 Clara St, Annerley at-a-glance:- Located at the rear of a boutique complex of 5- Stylish kitchen with stainless steel appliances, gas cooktop, dishwasher, breakfast bench and full-size pantry- Air-conditioned & oversized open plan living and dining- Flexible layout on the lower level to add a study if needed- Covered back deck, perfect for entertaining- Backyard & side yard with room for the trampoline & swing set- Three good-sized bedrooms with hardwood floors- Air-conditioned main bedroom is ensuited with a wall of mirrored built-in wardrobes.- 2nd bedroom with walk in robe, 3rd bedroom air-conditioned with built in wardrobe. - Main bathroom with oversized shower- Powder room on the lower level- Single lock up garage with room for storage- Walking distance to the train, bus, cafes, Fairfield Gardens Shopping Centre, Yeronga State Primary & High Schools- Bike ride to the Green Bridge connecting to UQ.- Easy access to PA Hospital, Mater Hospital, QUT (jump on the train), M3 Motorway both north & southbound, Clem Jones tunnel connecting to the airport.- Perfect location for the upcoming Games.- Only 4km to the CBD

Call Jane Elvin or Joey Elvin to discuss your interest further.