

# **43 Clifford Street, Stafford, Qld 4053**

## **Sold House**

Thursday, 9 November 2023

**43 Clifford Street, Stafford, Qld 4053**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 427 m<sup>2</sup>**

**Type: House**



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**\$985,000**

Originally built in the 1940's, Post War homes have without a doubt become just as popular as a brand-new modern home, if not more! 43 Clifford Street presents an exciting opportunity to buy in one of Brisbane's Blue Chip suburbs. Occupying a 427sqm allotment and instantly liveable, this residence is ideal for the young couple/family looking to enter this coveted location in unique style, as well as downsizers who still desire the genuine house experience or investors seeking a solid return, this address offers immediate appeal. The upper level welcomes you with three generously sized bedrooms, large open plan living area combined with 2 deck areas and generous kitchen with ample storage forming the hub of the home. All rooms are rich in natural light, 2.5m high ceilings, timber floors and casement windows inviting elevated breezes throughout. Lower level provides two workshop spaces, plus a utility storage room, 3 secure carparks plus ample storage space. Plus 2 extra off street parks at the front and a fully fenced yard at the rear! Property Features- Three bedrooms, two with air-conditioning- Large open plan living area with air conditioning & private deck area overlooking the rear yard- Large kitchen with an abundance of storage and overlooking the dining area and the lounge.- Second private deck off the dining area- Spacious bathroom with does have laundry facilities if needed or use the downstairs- Large storage spaces downstairs with 2 workshop areas and the workers shower (may need a bit of update)- Separate laundry downstairs- Utility room, with amply storage shelves downstairs. - 3 lockup car accommodation - 1 tandem and 1 single, plus ample space for the trailer or jet ski- 2 off street parking at the front- Land 427m<sup>2</sup>- Timber floors in living areas with 2.5m high ceilings- Fully fenced rear yard, plus garden shed. Rate's and Fee's: Currently rented for \$530.00/wk. Lease expires 24/1/24 - Long term tenant Council Rate's: Approx \$683 Per Quarter Estimated Rental Return: \$640 - \$660 Per Week Location:: 8-9km\* to Brisbane CBD 15\* minutes to Brisbane Airport 14\* minutes to Westfield Chermside 8\* minutes to Prince Charles Hospital 3-4\* minutes to Stafford city Shopping Centre 10\* minute to Enoggera Train Station Bus stops in your street and at the end of the street 500m\* to Stafford State School or Padua College 800m\* St Anthony's Primary 1.81km\* to Kedron State High Local shops include: Woolworths, Coles, Amart, Pharmacy etc. Local eatery's on Stafford Rd, just minutes stroll from your door Contact Team Hansom | Deanne Hansom | 0403 066 191 Ashleigh Hansom | 0448 742 538\* = Approximate