

48 Wellington Street, Clayfield, Qld 4011

Place. **P**

House For Sale

Tuesday, 6 February 2024

48 Wellington Street, Clayfield, Qld 4011

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 582 m2

Type: House



Drew Davies
0731076888



Olivia Charlton
0435859373

Auction

Auction Location: On-site Superbly renovated throughout, 48 Wellington Street, Clayfield, is an executive post-war brick residence exuding style, comfort and low maintenance living with far reaching views. The property is perched on an elevated 582m² block, with approx. 22m of frontage and benefits from the convenience of location with local amenities just a short walk away. Beyond the charming brick façade, you are greeted by an inviting foyer showcasing soft tones, timber flooring and character chandeliers. These are all complimented by the abundance of natural light flooding in from the central living and dining space framed in windows. Leading further into the residence, you'll find the kitchen and an outlook providing a combination of well manicured greenery, impressive far reaching views and breezes. Downstairs offers plenty of storage with an additional living room and utility room perfect for the professionals who work from home or older children that need their own space. At a glance, attributes include but are not limited to: - An elevated 582m² allotment with over 22m (approx.) street frontage - Superbly renovated kitchen featuring all brand new Smeg appliances including stainless steel oven, 5 burner hob gas cooktop, stainless steel dishwasher and stainless steel ducted rangehood all complimented by waterfall Caesarstone bench tops and splash backs - Main living and dining space featuring fireplace with direct outside access connecting the front lawn to the back yard - Select grade Blackbutt engineer timber flooring, character lighting features, travertine tiles, Godfrey Hirst Harrington 100 wool carpet, Villeroy and Boch toilets, sinks and tapware with a brushed nickel finish - Framed by new landscaping, trees, hedges and impressive outlook - Covered car accommodation for up to two vehicles + additional off street parking - Laundry + powder room with ample storage space - Property includes zoned security system, 3 camera CCTV – controlled by phone, ducted air conditioning system upstairs and down, downlights on dimmer, concealed LED strip lighting and bedrooms sensor temperature controlled - Eagle Junction State School catchment and nearby to prestigious schooling, 6kms from Brisbane's CBD Surrounded by some of Brisbane's finest residences and prestigious schooling options, the calibre of this location is unquestionable. You are situated squarely within the Eagle Junction State School catchment and walking distance to public transport and other amenity. Moments to Oriel Place shopping complex, and nearby to Oriel Markets and Oriel Park. A stone's throw to St. Rita's and a short drive to St. Agatha's Primary School, Ascot State School, Clayfield College and moments to St Margaret's, Nudgee College, Brisbane Boys and Brisbane Girls Grammar. Further afield, only 2km's to the suite of dining options along Racecourse Road and the Portside precinct beyond, 4km's to the Newstead Gasworks, nearby to Brisbane Airport and a short drive to Brisbane's CBD. Disclaimer This property is being sold by auction or without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes Disclaimer: We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.