

5/56 Noble Street, Clayfield, Qld 4011



Apartment For Sale

Tuesday, 11 June 2024

5/56 Noble Street, Clayfield, Qld 4011

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



Mario Lattanzi
0732561600

For Sale

- Council rates: \$480 per quarter- Urban utilities/water \$388 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- Rental appraisal of \$600-\$650 per week

This recently updated apartment is a gem that promises not to disappoint. Conveniently positioned on the first floor at the front of the block, it offers a peaceful living experience with minimal maintenance required. The open-plan layout flows seamlessly to a generously sized balcony, which bathes in sunlight and is surrounded by lush gardens, creating a tranquil retreat. The apartment is filled with natural light and benefits from cross breezes, enhancing its spacious feel.

Key Features:- Split system air-conditioning in the living area and master bedroom- Beautiful Oak Timber look hybrid vinyl flooring throughout the living areas, kitchen, and bedrooms- Open Plan Design, seamless flow from the living areas to a sunlit, private balcony- Two large bedrooms with built-in wardrobes; the master bedroom includes an ensuite and air-conditioning- Updated Fixtures, modern ceiling fans and fresh paint throughout the apartment- Main bathroom with a spacious shower over the bath and an internal laundry for added convenience- Recently renovated with quality appliances including an electric oven, induction cooktop, rangehood, dishwasher, and ample cabinetry and bench space- Approximately 98 sqm, including the balcony- Secure building with an intercom system- Large, private lock-up garage with remote door access.

Prime Location:Schools: Within the catchment areas of Nundah State School and Aviation High School, and close to prestigious institutions such as St Margaret's, Clayfield College, St Rita's, and Mary McKillop.

Transport: Proximity to express trains at Eagle Junction Train Station for easy access to the city, airports, and nearby train stations (Toombul and Clayfield). Numerous bus stops are just meters away.

Local Amenities: Walking distance to Harris Farm Markets, numerous cafes, and restaurants.

Recreation: Close to scenic parklands with bike tracks along Kedron Brook, Kalinga Park, and Shaw Park.

This prime residence offers not only a peaceful and well-connected living experience but also access to top-tier education, vibrant local amenities, and convenient transportation options. Ideal for both professionals and families, this apartment is a perfect blend of style, comfort, and convenience.*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

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