

64 Noble Street, Clayfield, Qld 4011



House For Sale

Tuesday, 27 February 2024

64 Noble Street, Clayfield, Qld 4011

Bedrooms: 3

Bathrooms: 3

Parkings: 7

Area: 759 m2

Type: House



Penny Johnson
0733537600

Auction

Auction Saturday 23rd March @ 1.30pm, Onsite This Property Needs To Sell! The home presents a multitude of versatile indoor and outdoor living spaces across two levels and is well-positioned in a quiet, leafy locale that is simply brimming with convenience to amenities and an unrivalled, walk-to-school and train station convenience that will appeal to busy families. Spacious with high ceilings and polished timber floors, the home's main living area and all three bedrooms are spread across the upper level, with an outdoor balcony overlooking the backyard. The light and airy, modern kitchen is complete with stainless-steel gas cooking appliances, granite benchtops, and a large pantry. The generously sized master bedroom features a large walk-in wardrobe and a luxurious ensuite with 3-person spa bath, double basin, updated cabinetry and tapware inclusions, and floor-to-ceiling tiles. Downstairs is fully built in and is suited to a multitude of uses including teenage retreat, media room, rumpus room or large work from home spaces. This area also has the high ceilings flowing through to give the feeling of spaciousness. There is another outdoor entertaining area flowing from this space onto the neat back yard. Tucked away in the backyard, is an enormous triple bay, well-lit 70m² shed with high ceilings with ample room for hobbyist, or home business, or 3 car garaging. *King-size, master bedroom complete with walk-in wardrobe and a spacious ensuite with 3-person spa bath. • Modern kitchen with stainless European fixtures and appliances, La Germania range, dishwasher, reams of black granite benchtops and a large pantry. • Two more bright, generously spacious built in bedrooms. • Expansive downstairs rumpus, and study or home office. • Fully air conditioned, ducted upstairs. • Polished timber throughout upstairs, sparkling tile in bathrooms. • Designer polished concrete flooring downstairs, an exquisite and durable accent. • Loads of storage space. • Ample storage and tidy garage and carport with coverage for 3 cars in shed, 1 garage under the house and a further 3 cars in the carport alongside of the house, all with roller doors. • Fully fenced and established water wise garden enjoying 25,000lt water storage. Council rates are Approx \$500 per quarter. At less than 10km from the CBD, this Clayfield location is a short walk from the city-bound train and bus stops, and a few minutes from cafés, the Harris Farm markets, the Kedron Brook Bikeway and great local dining establishments. Positioned in the catchment for Nundah State School, Aviation High School, many leading educational institutions are also in the nearby vicinity. **AUCTION DISCLAIMER:** The Property Occupations Act 2014 states a price guide cannot be provided for non-priced sales. The website has filtered this property into a price range for functionality purposes. Any estimates are not provided by the agent and should not be taken as a price guide. **Disclaimer:** In preparing this information, we have used our best endeavours to ensure that the information contained therein is true and accurate and accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Prospective purchasers should make their own inquiries to verify the information contained herein.