

**7/22 Noble Street, Clayfield, Qld 4011**



**Apartment For Sale**

Friday, 12 April 2024

7/22 Noble Street, Clayfield, Qld 4011

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



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**\$565,000**

- Council rates: \$393 per quarter- Body Corporate Fees; \$1,185 per quarter- Sinking Fund: \$52,307.04 as at 31/12/23- Rental Appraisal; \$500-\$550 per week

This recently refurbished unit offers a delightful blend of modern comfort and serene surroundings. Tucked away at the rear of the block, it promises a peaceful living experience. The open-plan layout seamlessly flows to a generously sized balcony, basking in the northern sunlight and surrounded by lush trees, creating a tranquil retreat. The apartment is flooded with natural light, enhancing its spacious feel. The bedrooms are adorned with new, plush carpeting, contributing to the unit's fresh appeal. New fittings and blinds add to the contemporary ambiance. With two bedrooms, including a main bedroom with a private ensuite, the unit provides a comfortable sanctuary. The main bathroom features a shower over the bath, while the internal laundry, adds convenience to daily routines. A large, private lock-up garage with a remote door adds a touch of exclusivity to the property. Located within a small block of just 7 units, the property boasts low body corporate fees and a healthy sinking fund, promising financial stability. Vacant and ready for immediate occupancy, it appeals to owner-occupiers seeking a tranquil abode. Investors looking to leverage the vibrant rental market will also find this unit very appealing.

Snapshot of Features:- Large living area with air conditioner and plenty of room for dining and lounge areas- Vinyl flooring throughout living areas- Open plan architecture that flows out to a generous sized balcony with northern aspect and leafy outlook- Main bedroom with built in wardrobes, ceiling fan, private ensuite and direct access to the balcony- Spacious second bedroom with built in wardrobes, ceiling fan and plenty of space for a queen bed- Main bathroom with shower over bath and internal laundry- Kitchen with electric oven, stove, rangehood and plenty of cabinetry- Secure building with intercom system- Communal area - Private and extra large lock-up garage- Plenty of additional undercover parking if you have a second car- Brand new carpet in bedrooms- New blinds and handles throughout- Vacant and ready to move in!

This prime residence is strategically situated within the catchment areas of Nundah State School and Aviation High School, ensuring a top-tier educational environment for families. Enjoying a convenient location, it is just a brief drive or leisurely walk to prestigious institutions such as St Margaret's, Clayfield College, St Rita's, and Mary McKillop. Effortless commuting is facilitated by the proximity to express trains at Eagle Junction Train Station, ensuring swift access to the city, domestic and international airports, as well as Toombul and Clayfield Train Stations. The convenience extends further with numerous bus stops within meters of your doorstep. This vibrant neighbourhood invites residents to leave the car behind, offering a short walk to Harris Farm Markets and a plethora of enticing cafes and restaurants. Close by are breath-taking parklands, adorned with bike tracks along the scenic Kedron Brook, Kalinga Park, and Shaw Park. In summary, this residence not only offers a peaceful and well-connected living experience but also provides access to top-tier education, vibrant local amenities, and convenient transportation options for both professionals and families alike.

\*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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