

7/49 Collins Street, Clayfield, Qld 4011



House For Sale

Sunday, 4 February 2024

7/49 Collins Street, Clayfield, Qld 4011

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 111 m2

Type: House



Kim Olsen

For Sale

Peaceful, low maintenance & luxurious, this beautiful apartment offers an enviable lifestyle to enjoy Brisbane living at its best. Take the lift to this very private, top floor apartment and enjoy expansive north easterly views and cooling summer breezes. 7/49 Collins St offers generously proportioned bedrooms & quality fixtures and finishes throughout. A spacious open plan design creates an easy flow from kitchen and living room to the oversized balcony, perfect for year round entertaining. High, vaulted ceilings and an elegant neutral colour palette features in this light-filled home, located just 6 km from Brisbane CBD. With secure access to foyer, lift, garage, & drying courtyard, Le Paul Apartments is quality designed and built with long term residents in mind. A premier product, this boutique complex of just 8 apartments is tightly held and will prove popular with downsizing buyers waiting for something special. Features include:- North-east aspect with extensive views & cooling breezes- Top floor shared by just two units in boutique complex of 8- Fob Key lift access from secure basement garage - Oversized 28sqm entertainer's balcony with premium ziptrack retractable blinds & security screen door- Kitchen with stone benchtop, 900mm Ariston oven and induction cooktop, integrated dishwasher & plumbed double fridge space- 3 Sizeable bedrooms with large floor to ceiling robes & dual blinds - 2 bathrooms including ensuite to main bedroom- Air conditioning, ceiling fans, Plantation shutters and insect screens- Separate laundry & additional storage throughout- Bamboo flooring, premium carpet & stone benchtops throughout- 2 car parking, side by side in secure basement car park- Large secure storage cage - Visitor parking on site - Serviced rubbish bin room- Intercom system, cameras & secure foyer - Secure drying courtyard & communal herb garden- Eagle Junction State School and Aviation High School catchments- Well located to a range of quality private schools- 250m to Clayfield Rail Station & bus services- 300m to Harris Farm Market and shops- Walk to local restaurants, cafes & services- Close to a range of Shopping Centres- Close to Kalinga Park and Northern Bikeway - Short drive to Inner City Bypass, Brisbane Airport & arterial roads - Body corporate fees approx \$1,332/qtr- Balance of sinking fund \$29,274.78 as at 30/1/24- Rates approx \$402/qtr- Rental appraisal approx \$1000/wk Walk to local cafes, shops and market or enjoy dinner with friends at nearby restaurants. Take it easy & leave the car at home with local rail & bus services offering fast commutes to the CBD & across Brisbane. Quite simply, this is casual Brisbane living at its best. Call Kim Olsen today 0413 539 865. This property is being sold without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.