

8/35 Clyde Rd, Herston, QLD, 4006



Sold Townhouse

Saturday, 15 July 2023

8/35 Clyde Rd, Herston, QLD, 4006

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Townhouse

Lifestyle in spades - Immaculate, Bright and Breezy Townhouse

Nestled among stately homes on Clyde Road, this is an extremely private and tranquil property with over an acre of manicured grounds, including around the resort-style swimming pool, BBQ area, modernised fencing and your own spacious courtyard for entertaining.

This stylish and peaceful townhouse in an elevated position, is an amazing opportunity to buy only 3km from Brisbane's CBD, in a tightly held block. Public transport immediately outside and a well loved local coffee shop around the corner.

Minutes away from QUT, the Royal Brisbane Hospital, new Brisbane Metro, Victoria Park (location for the 2032 Olympic equestrian events), and major arterials north and south, this property offers outstanding long term capital growth, and it's ready for you to move in straight away and enjoy all that this quiet pocket has to offer.

Set over three levels with all mod cons, there is a highly sought-after double lock up garage underneath (not internally linked) which is one of one 5 doubles in this complex. The large sandstone paved courtyard coaxes you in from the sparkling, shared pool area, and into the lounge through large, glass doors; giving a seamless feeling of bringing the outdoors in.

A generously sized separate dining area leads to a modern kitchen with servery to the lounge; excellent for the avid entertainer to stay connected to your guests! Upstairs is a spacious landing which feeds into the large Master bedroom with walk-in robe, and sizeable, updated ensuite. The second bedroom has ample space and storage as well as a separate, main bathroom which has also been modernised over time.

FEATURES AT A GLANCE:

- 2 large bedrooms with built in wardrobes and new airconditioning units
- Modern main bathroom and Ensuite
- Airconditioning in living area
- Full-sized, modern kitchen with servery to lounge and direct access to dining area
- Ceiling fans throughout, all remote control operated
- European laundry in kitchen (can be relocated into the garage below if desired)
- Secure double remote garage with ample storage space is highly sought-after in this complex
- Security screens give peace of mind and are near-new
- Entertainer's courtyard has quality, sandstone pavers
- Low maintenance garden in private courtyard with automatic watering system
- Pool in complex is tended to weekly so it's sparkles all year round
- Grounds spread over one acre with regularly trimmed gardens and trees
- Strong yield for an investor who wants to rent out the property with others in the complex fetching \$520+ per week.
- Pet friendly complex

LOCATION, LOCATION, LOCATION! Herston is a small pocket of the inner-city and is close to so many amenities including the hospital campus of the Royal Brisbane and Women's Hospital which is also shared by the Queensland Institute of Medical Research, Queensland Academy of Creative Industries and the New Dental Hospital. Ballymore and the Victoria Park are also within walking distance and the bike paths begin close by and connect to the CBD and SouthBank.

This location has every amenity at your doorstep; walk to QUT, Royal Brisbane Women's Hospital, Fortitude Valley or the CBD, or there is a bus stop at your front entry which will take you anywhere in the city. Beside the complex to the left is the Catholic Church with retirement accommodation for nuns - you couldn't wish for quieter neighbours! A brand new high end townhouse complex is set to be completed on the right hand side within the coming months.

In the catchment for the prestigious Kelvin Grove State College for Prep to Year 12 and within close proximity to Brisbane Grammar, Brisbane Girl's Grammar, All Hallows, St Josephs Gregory Terrace, and many other private schooling options.

If you're in the medical profession, a first home buyer, downsizer or investor, this townhouse is certainly a must-see.