

1/56 Noble Street, Clayfield, Qld 4011



Apartment For Sale

Monday, 1 July 2024

1/56 Noble Street, Clayfield, Qld 4011

Bedrooms: 2

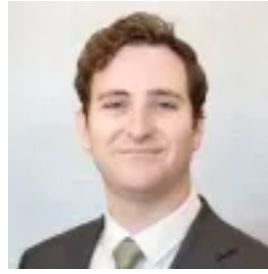
Bathrooms: 2

Parkings: 1

Type: Apartment



Mario Lattanzi
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Ethan Varfis
0732561600

\$620,000

- Council Rates: \$480 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 Estimate \$580 per week This apartment will not disappoint. Tucked away at the rear of the block on the 1st floor, The open-plan layout seamlessly flows to a generously sized balcony and courtyard, surrounded by lush trees, creating a tranquil retreat. The apartment is flooded with natural light, enhancing its spacious feel. Snapshot of Features:- Tiled throughout the living areas- Open plan design that flows out to a generous sized balcony with northern aspect- Main bedroom with built in wardrobes and ensuite- Spacious second bedroom with built-in wardrobes, ceiling fan and plenty of space for a queen bed- Secure building with intercom system- Lock-up garage with auto door - Carpet in bedrooms Private Courtyard: A beautiful outdoor space perfect for relaxing, entertaining, or enjoying a quiet morning coffee. Open Plan Living and Dining: The living area is designed to maximize space and light, creating a welcoming environment. Air Conditioning: Keep comfortable all year round with air conditioning in the living area. Internal Laundry: Includes a dedicated laundry area for added convenience. Secure Building: Benefit from added security with intercom access and secure entry. Fantastic Location: Nestled in the heart of Clayfield, this unit is within walking distance to local shops, cafes, parks, and public transport options, making it an ideal spot for those seeking a vibrant lifestyle close to all amenities. 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. *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 PERSONAL INFORMATION COLLECTION NOTICE Clark Real Estate is committed to protecting the health and safety of our community and team members. By attending a property inspection, you agree that your personal information will be recorded and kept by Clark Real Estate. If you do not agree, please contact our office on 07 3256 1600 prior to your arranged inspection time to change your inspection to a virtual inspection where you do not physically attend. Discover the Difference Licence number: 32346