

**2/33 Montpelier Street, Clayfield, Qld 4011**



**Apartment For Sale**

Thursday, 4 July 2024

2/33 Montpelier Street, Clayfield, Qld 4011

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 124 m2**

**Type: Apartment**



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## FOR SALE

Brilliantly located just a short walk from Sandgate Road lifestyle precinct and train station, this large brick apartment represents entry-level buying at its absolute best. Boasting no adjoining walls, unit Two sits at the rear of a quiet boutique block of only 4! A flowing layout encompasses the spacious kitchen with modern appliances including dishwasher, separate living room, and adjoining covered balcony. Meanwhile, two very generous built-in bedrooms are serviced by the spacious refurbished central bathroom featuring a bath over shower. 3 reverse cycle air-conditioners, ceiling fans, shutters and fresh hilltop breezes keep the home cool in summer, while the solid building enjoys the year-round insulation benefits of brick construction. A HUGE private lock-up garage features laundry facilities and extra storage space. Owner occupiers can move straight-in while investors will discover broad rental appeal with proven strong yield. Alternatively, the property offers outstanding scope for a quick, low-cost refurbishment of some interior finishes to personalise, enhance and immediately add value. Conveniently located just a ten-minute commute from the city and airport, with a bus stop down the street and nearby convenience stores, this prime address offers easy access to all amenities. Vibrant dining and entertainment options can be found at Albion village and Racecourse Road, just a short walk / drive away. Jump on the express city bus near by; access the Airport Link tunnel in moments for direct connectivity with the Airport; be at Westfield Chermside in only 10 minutes; or catch a quick Uber to Brisbane's best entertainment and cultural precincts including Northshore Hamilton, Eat Street Markets, Newstead, Teneriffe, Fortitude Valley, Howard Smith Wharves and Southbank.