

# 1/23 Wongara Street, Clayfield, Qld 4011

**Harcourts** Local

## House For Sale

Sunday, 30 June 2024

1/23 Wongara Street, Clayfield, Qld 4011

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 94 m2**

**Type: House**



Matthew Hunt  
0732629999

## For Sale - Contact Agent

Discover this spacious ground floor unit located in a sought-after boutique complex of seven, right in the heart of Clayfield. Positioned at the rear of the block, this unit offers privacy and comfort, featuring a large courtyard perfect for a young family or your four legged friends! Property Features: • Two bedrooms • Two bathrooms (master inc en-suite) • Two car accommodation (garage + exclusive use open parking space) • Large family bathroom with laundry facilities • Spacious, air-conditioned living area opening onto a private north-facing courtyard • Functional open plan kitchen and living • Boutique complex of only 7 units\*\*Currently tenanted on a periodic lease\*\*Financials: • Brisbane City Council Rates: \$480 Per Quarter Approx. • Body Corporate Rates Admin & Sinking Fund: \$858 Per Quarter Approx. • Sinking Fund Balance as at \$15,982.94 \$21/05/2024 This property is ideal for the astute investor or the owner occupier wanting low maintenance easy living. For more information please contact Matthew Hunt on 0419160201\*\*Disclaimer:\*\* Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.