

**102 Armfield St, Stafford, QLD, 4053**



**House For Sale**

Wednesday, 14 August 2024

102 Armfield St, Stafford, QLD, 4053

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**

## **Stafford - Position Perfect on Elevated 771m2**

102 Armfield Street Stafford in a prime location for families.

AUCTION on site Saturday 7 September at 10am.

Stafford and Stafford Heights, is a popular choice for young families seeking a leafy neighbourhood with easy access to schooling, shopping, local hospitals and city access via the Clem7 tunnel system. Located approximately 10klms from Brisbane CBD and 12klms from Brisbane airports, this location is just perfect for the whole family.

Don't miss out on this unique opportunity to secure a prime piece of real estate in Stafford. With its northern views, potential for renovation or new build all in an amazing location.

Postwar homes on large blocks in booming Stafford and Stafford Heights are rare and highly sought after, making this opportunity one you won't want to miss.

Located in an elevated north facing position in a prime location, this property gives savvy buyers the chance to add significant value with their personal touch or remove and build your dream home like other quality residences in the area.

The three generous sized bedrooms, updated kitchen and the dining and lounge room areas will take your larger furniture items.

When location is paramount this property will tick a lot of boxes

### Schools:-

- Stafford Heights State School - 425 m
- Everton Park State High School - 590 m
- Queen of Apostles Catholic Primary School - 970 m
- Northside Christian College - 1.3 klms
- Hillbrook Anglican College - 1.7 klms
- Padua Boys College - 2.6 klms
- Mt Alvernia Girls College - 2.6 klms

### Shopping:-

- Local Trouts Road Shopping Restaurants - 530 m
- Everton Plaza Shopping Cafes Restaurants - 735 m
- Flockton Plaza Shopping Centre - 860 m
- Rode Shopping Centre - 1.6 klms
- Brookside Shopping Centre - 1.6 klms
- Stafford City Shopping Centre - 1.6 klms
- Westfield Chermside Shopping Town - 3.7 klms
- Hypermarket Aspley - 4.7 klms

### Other:-

- Kedron Brook Bike/Running Tracks - 960 m
- North West Private Hospital - 1.1 klms
- Bunnings Hardware Stafford - 1.3 klms
- Enoggera Train Station - 2.1 klms
- The Prince Charles and St Vincent's Hospitals - 2.5 klms
- Clem7 Tunnel System - 3.4 klms
- Brisbane CBD - 9.5 klms

Brisbane Domestic and International Airports - 11.9 klms

Features You Will Love:-

771m<sup>2</sup> Elevated Block With Northern Views

20.1m Frontage

Postwar Timber Home

Hardwood Flooring Throughout

3 Bedrooms

Rear Patio BBQ Covered Area

Side Access to Rear Yard

Car Accommodation and Plenty of Storage Under

Rental Information:-

Currently Rented at \$420.00 per week

Lease to 4 October 2024

Rental Potential \$600.00 per week

Council / Utilities:-

Council Rates \$824.45 per quarter

Urban Utilities \$407.82 per quarter

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For more information contact selling agent Nick Thornton 0407 736 046