

# 259 Junction Road, Clayfield, Qld 4011



## House For Rent

Wednesday, 26 June 2024

259 Junction Road, Clayfield, Qld 4011

**Bedrooms: 2**

**Bathrooms: 2**

**Type: House**



Nathan Andrew  
0732561600

**\$700 per week**

Discover the perfect blend of style, convenience, and comfort in this recently renovated 2-bedroom, 2-bathroom home. Located in a highly sought-after inner city area, this well-maintained property offers easy access to local amenities and is perfect for those seeking a vibrant and modern living space.

**Property Highlights;**- Bright and freshly renovated interior- Master bedroom with air conditioning and walk-in robes on both sides-Luxurious ensuite with double shower heads and double sink- Spacious second bedroom with built-in wardrobe and ceiling fan- Modern guest bathroom and separate laundry- High ceilings for an airy atmosphere- Large kitchen with stone benchtops- Comfortable living area with air conditioning- Open floor plan with breakfast bar- Covered entertainment deck for outdoor relaxation- Whole-house water filtration system for filtered water from every tap- Preferred northerly aspect at the rear- Easy free parking available on surrounding streets- short walking distance to Eagle Junction station bus stops- Solar panes to be installed

This home is perfectly situated within walking distance to train stations, bus stops, local cafes, restaurants, quality private and public schools, and beautiful parks. Enjoy the benefits of a central location while still enjoying a peaceful neighborhood setting. Please note this home is on the second floor with entrance via front stairs and an undercover deck. There is no backyard access. On the ground floor, there is a second house with independent access, which is occupied by a female working professional.

**Bills:**- Water is included in the rent.- Gas and electricity are shared with the ground floor house.- Internet can be shared with ground floor house (at no extra charge) or arranged separately by tenants

Option to rent unfurnished or partly furnished. Please reach out to discuss if interested. Applications are received through 2 Apply. (Copy and Paste the Link) [https://2apply.com.au/agency?n=ClarkRealtyINTERESTED IN APPLYING?](https://2apply.com.au/agency?n=ClarkRealtyINTERESTED%20IN%20APPLYING?) Copy the below link into your browser. Find the property you would like to apply for and send through your application! We can process applications prior to your inspection, so no need to wait until after viewing... this will speed the process because once viewed we can have your application ready to go! [https://2apply.com.au/agency?n=ClarkRealtyTO INSPECT:1](https://2apply.com.au/agency?n=ClarkRealtyTO%20INSPECT:1)) Click on the "Request an Inspection" button. Enter your name, number, email, and answer the questions - If any appointment times are available, you will be able to register your attendance. Please Note: If you do not register online, you will not be able to view the property at the listed time or notified if there are any time changes or cancellations. 2) If no inspection days/times are offered, then there are no current open home days/times registered. We will contact you to arrange a suitable appointment upon an application being submitted prior if all information submitted permits us to do so. Applications are received through 2Apply.

**SOCIAL DISTANCING DURING INSPECTIONS**

1. When you arrive on site maintain the social distancing rule of a minimum of 1.5 m if there are any other people in close proximity
2. Wait until asked over to enter the property by our representative
3. Please do not touch anything in the home during your inspection
4. Please understand no paper applications, however, our representative will be happy to answer any questions you may have, and we can always assist you via email at [rentals@clarkrealty.com.au](mailto:rentals@clarkrealty.com.au)

**TELECOMMUNICATIONS AND INTERNET SERVICES:** It is the applicant's responsibility to ensure that they research or do their own checks that this property has the services that they require prior to submitting their application. The Residential Tenancies and Rooming Accommodation Act 2008 does not specify that the lessor is responsible to have these services installed at the property, so please be sure to research this. You should contact your service provider directly