

1/5 Clarkson St, Clayfield, QLD, 4011



Unit For Sale

Friday, 30 August 2024

1/5 Clarkson St, Clayfield, QLD, 4011

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit

Large Unit in Small Complex with a Pool!

Be quick -this is quality real estate!

Summer days spent poolside provides residents with the ultimate luxury in this small complex of six. 1/5 Clarkson St is large, light-filled and welcoming. A wide covered balcony facing east into Clarkson St is the perfect spot for morning coffee and evening drinks.

Air conditioning, ceiling fans, generously proportioned bedrooms and a large living space offer practical solutions for modern living in the heart of popular Clayfield.

Features include:

- Open plan kitchen, dining & living
- Kitchen with Miele dishwasher & Bosch electric oven & cooktop
- Full length covered balcony - east facing into Clarkson St
- 2 spacious bedrooms with robes
- Two way bathroom & separate toilet
- Air-conditioning & ceiling fans
- Internal laundry & generous storage
- Insect/security screens & electric hot water
- Secure foyer entry to building
- Single car space in secure, common area garage with auto remote door
- Exclusive use, secure storage cage
- Additional off street visitor parking
- Walk to Eagle Junction Rail Station & BCC bus services
- Walk to Harris Farm Market for groceries, coffee & eateries
- Moments to Market Central Lutwyche Shopping Centre
- Eagle Junction State School & Kedron High School catchments
- Close to a range of quality private schools & childcare centres
- Short drive to Inner City Bypass, Brisbane Airport & M7 Arterial road system
- Close to Kedron Brook, Kalinga Park & Northern bikeway
- Pet friendly with Body Corporate approval
- Small complex of 6 with a pool
- 6 km from Brisbane CBD

Additional Information:

- Rental Appraisal : approx \$495/wk
- Body Corporate : approx \$3,600 /annum
- Sinking Fund Balance : \$4,182.81 as at 31/01/24
- Rates : approx \$388.75/qtr

Catch a bus on the corner or exchange the car for an easy walk to Eagle Junction rail station for fast city commutes. Nearby, Harris Farm and Lutwyche Market Central provide residents with a range of grocery stores, eateries & services. Popular Eagle Junction State School, childcare centres and quality private schools are an easy stroll from home in this lifestyle friendly location. Nearby, the extensive greenbelt of Kedron Brook and Kalinga Park offer a range of sporting and recreation activities.

Situated just 6km from Brisbane CBD, 1/5 Clarkson St is private & secure. Be quick to secure this solid investment in the heart of Clayfield. Call Kim Olsen today on 0413 539 865.

This property is being sold without a price and therefore a price guide cannot be provided. The website may have filtered

the property into a price bracket for website functionality purposes.