

2/37 Montpelier Street, Clayfield, Qld 4011

Unit For Sale

Sunday, 23 June 2024

2/37 Montpelier Street, Clayfield, Qld 4011

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Campbell Reed
0468859904



Matt Williams
0732629999

Price By Negotiation

Offering a wealth of potential in a highly coveted location, this generously sized residence presents an ideal opportunity for first-home buyers, downsizers, and investors alike. Situated within a tightly-knit complex of five units, this well-maintained property holds promise for value enhancement, making it a promising investment for the discerning buyer. Featuring a sunlit north-facing balcony, air-conditioned living area, two bedrooms with built-in wardrobes, and a well-appointed bathroom, this low-maintenance home is complemented with an internal laundry. Strategically positioned for convenience, it provides easy access to major roads, public transport links, and bustling café and shopping precincts.**Please note that the property is currently tenanted and furniture has been digitally removed**Key Features:•Prime opportunity to capitalize on sought-after Clayfield locale•First floor position with north-facing balcony•Two generous bedrooms with built-in robes•Split system air conditioning in living area•Single lock-up garage •Internal laundry•Proximity to local shops, cafes, and public transport within walking distance• Located within Eagle Junction State School Catchment•Approximately 1.8km to Eagle Junction Train Station•Approximately 2km to Racecourse Road•Approximately 350 metres to bus stop on Sandgate Road•Approximately 5.4km to Brisbane Airport•Approximately 5.9km to Brisbane CBDFor further details or to arrange an inspection, please contact Campbell Reed on 0468 859 904.Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate. We accept no responsibility for any errors, omissions or inaccuracies and it's important that any prospective purchasers make their own enquiry and view the property at hand to verify all information and detail attached to the property.