

6/9 Denham Street, Clayfield, Qld 4011



Unit For Sale

Wednesday, 19 June 2024

6/9 Denham Street, Clayfield, Qld 4011

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 106 m2

Type: Unit



Mark MacGillivray

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Offers Over \$520,000

This attractive top floor unit with renovated kitchen and bathroom sits in a peaceful tree-lined street and is one of only six in the complex. The prime location is close to all conceivable amenities and is only five stops by train to Brisbane's Central Business District. Eagle Junction train station is just an easy walk away, just one kilometre. There are multiple bus stops within 300m. You're just a short walk to the local favourite Clayfield Markets with restaurants and cafes, and the vibrant Racecourse Road shopping and restaurant precinct in neighbouring Ascot is just a few minutes drive. Toombul Interchange is also only four minutes by car. The galley style kitchen ensures that everything is at your fingertips and there's loads of cupboard space. The adjacent large living and dining space has a spacious feel and opens to a nice north-facing balcony - lots of sky in view. The main bedroom has a large built-in robe and also has that northerly aspect. Second bedroom also has a built-in. The fully renovated bathroom is roomy and squeaky clean. The downstairs garage and laundry is accessed via a remote-controlled roller door. My clients have advised that they are serious sellers, looking for a serious buyer. 6/9 DENHAM STREET AT A GLANCE 2 bedroom, 1 bathroom, 1 car secure garage Split system air conditioning NBN internet access Renovated kitchen, copious cupboard space Renovated bathroom Built-in robes in both bedrooms Toilet separate from bathroom North-facing aspect Large lock-up garage with laundry and storage Council Rates: \$479.70 per quarter Body Corporate Fees: \$3,233 per annum LOCATION Prime location close to all amenities Eagle Junction Train Station 1km, just 5 stops to Brisbane CBD Clayfield Markets - a local's favourite just 250m Brisbane CBD 7km School catchments: Eagle Junction State School (1km); Aviation State High, Hendra (500km) (All distances approximate, direct line)