



## FOR SALE

### FRESH, VIBRANT, CONVENIENT & SPACIOUS ... WHAT MORE COULD YOU WANT?

Presented by local agent's Mark Roemermann and Andrew Emms ...

- \* Bright, modern and boasting an exceptional location
- \* Perfect for singles, couples, small families or investors
- \* Enjoy a low-maintenance relaxed lifestyle
- \* Freshly updated, you can just move in and enjoy
- \* Close to everything you could ever need

The 111sqm floorplan boasts two bedrooms, both with built-in robes, ceiling fans and fresh carpets, plus two bathrooms including the master suite ensuite and the main bathroom with integrated laundry.

There is a beautifully-presented well-proportioned kitchen. Complete with white gloss cabinetry, black granite countertops, a new Baumatic electric cooktop and oven, recirculating rangehood, Fisher & Paykel dish drawers, space-saving microwave cabinet and breakfast bar for two, this kitchen is packed full of features.

The kitchen easily services the bright and welcoming open-plan living and dining space where sliding doors open out to an oversized, north-facing covered balcony. Here you can relax and watch the world go by or host friends for alfresco dining. There is plenty of room for an outdoor dining suite, a full-size BBQ, a lounge and more.

This modern, updated apartment with spacious living areas is an excellent example of a well-presented home of this age. With such immaculate-presentation, it is sure to appeal to a wide range of buyers from first home owners to downsizers, professionals wanting low-maintenance living in a central location and investors looking for a great addition to their property portfolio.

Let's tick some more boxes:

- \* New oak flooring in the living space with 20-year warranty on the finish
- \* New carpets to the bedrooms
- \* Functional laundry with wall-mounted dryer
- \* Desired northerly-aspect with lovely leafy views

2 BED | 2 BATH | 0 CAR

PRICE:  
For Sale

OPEN FOR INSPECTION:  
N/A



**Mark Roemermann**

**0413877230**

markroemermann@atrealty.com.au

[www.atrealty.com.au](http://www.atrealty.com.au)



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

4/55 COLLINS STREET, CLAYFIELD, QLD 4011

ARTIST'S IMPRESSION ONLY: While every attempt has been made to ensure the accuracy of this floor plan measurements of doors, windows, items are approximate and no responsibility is taken for any error, omission, or mis-statement. This is for illustrative purposes only and should only be used as such by any prospective purchaser.  
Floor plan by: nuvision media pty ltd.