



**SOLD**

## RENOVATED UNIT IN ULTRA-CONVENIENT POSITION

This spacious front unit in a low maintenance small complex is elevated capturing summer breezes and is great buying for investors and owners alike.

The interior features a seamless flow of living spaces, separate modern kitchen, and 2 large bedrooms with floor to ceiling built-ins. As you enter there is an enclosed light-filled area perfect for the home office. The ultra-modern bathroom has a walk-in shower and modern vanity plus a separate laundry area and the toilet is separate.

Other outstanding features:

- Chef oven, hot plates and dishwasher
- Window shutters
- 2 reverse cycle air conditioners
- Loads of storage with large laundry cupboard and linen press
- Tiled flooring throughout
- Soundproofed second bedroom
- Security screens prowler proof on external doors and windows
- Undercover access from massive garage with remote door access.
- Pet-friendly complex
- 8 units in the complex all currently owner-occupied

Magically positioned close to Bus, Schools, Cafes and Oriel Park and 10 minutes to the CBD and 5 minutes to the airports.

Brisbane City Council Rates: \$348.25 per quarter  
Body Corporate Rates: Approx. \$768.00 per quarter

Inspect Saturday. Please call for an appointment time.

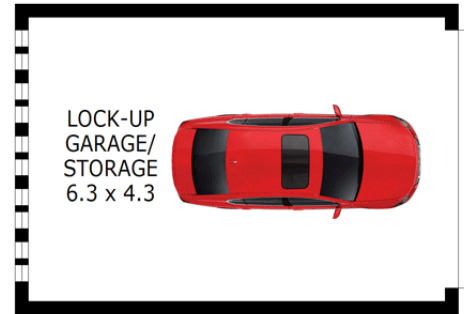
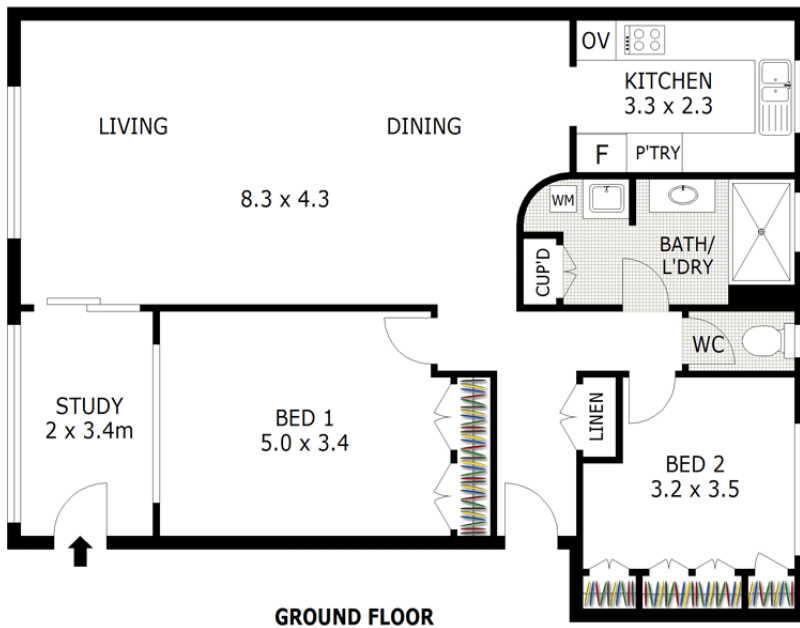
**2 BED | 1 BATH | 1 CAR**

**PRICE:**  
**\$385,500**

**OPEN FOR INSPECTION:**  
**N/A**



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Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

Residence	-	95 m <sup>2</sup>
Lock-up Garage	-	27 m <sup>2</sup>
Total	-	122 m <sup>2</sup>



# 1/34 Oriel Road, Clayfield

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.