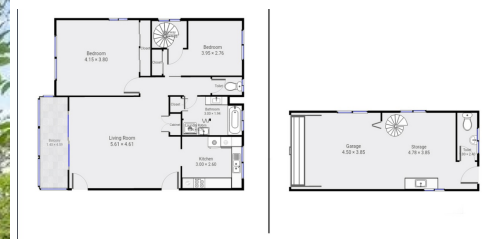


1/21 CHILDS STREET, CLAYFIELD, QLD, 4011



1/21 Childs Street  
Clayfield

Floor: 2  
Bedrooms: 2

Floor Living Internal Area: 110.00 sqm  
Balcony/Patio: 6.90 sqm



**SOLD**

## BUILDERS/ HANDYMAN: GET YOUR TEAM TO WORK FIRST BACK JANUARY! BLANK CANVAS READY FOR A CREATIVE MIND.

Builder's own project, ready for you to start work.  
Retirement has captured him and now he has gone fishing and said he's not coming back!

This apartment has been gutted with some new hardware items including \$6000+ new windows purchased and on site ready for instillation and a new life.  
This big, big, apartment is unique in having a spiral staircase to the lower floor and options to create another utility/ bedsit with the second toilet and kitchenette in place at the rear of a secure garage. There are a few options for the creative.

Situated in a beautiful leafy Clayfield street and walking distance to Train Station and shops, this apartment is just 10 minutes drive to the Brisbane Airport.

Body Corp Approx \$3440/ Year ( \$860/ qtr)  
Rates \$450/ qtr

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

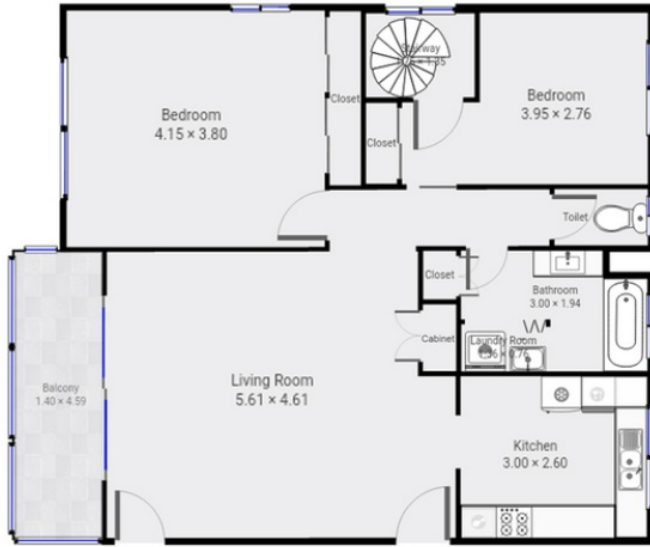
**PRICE:**  
**\$401,000**

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

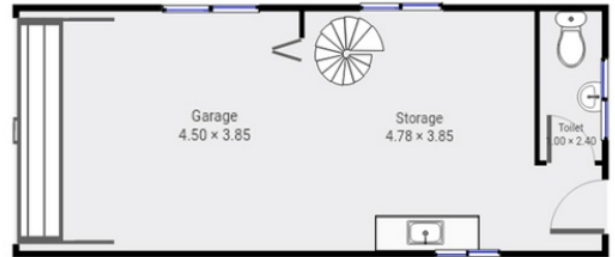


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## 1st Floor



## Ground Level



**1/21 Childs Street  
Clayfield  
QLD 4011**

THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. URBAN SELL DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

Floors: 2  
Bedrooms: 2  
Bathrooms: 1

Floor Living Internal Area: 110.00 m<sup>2</sup>  
Balcony/Patio: 6.50 m<sup>2</sup>  
Total Area: 116.50 m<sup>2</sup>

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.