



FOR SALE

CITY VIEWS, GROUND FLOOR - FIRST TIME OFFERED IN 20 YEARS

Located in one of Clayfields' premier streets is this rock solid, ground floor apartment with city views. This really is a quality opportunity as you are able to enter this apartment from the street, with no stairs, and enjoy an outlook only found in properties higher up in a building. It is whisper quiet too and also enjoys its own private gate, from the apartment, giving the owner direct access to lovingly cared for garden, all while being able to take in the amazing views and beautiful cooling breezes.

The property is neat and tidy but also offers the new owner the benefit of putting their own stamp on it all while adding value too. Two of the three bedrooms are of a good size with the third slightly smaller but still very practical-perfect for a study maybe? They also all have built-in cupboards. The ensuite and main bathroom are both neat and tidy and offer good amounts of space. It also has its own generous and separate laundry which is a nice feature. After 20 years the owner has decided it time to go so if you've been looking for the perfect place to downsize to or invest in now for your future, you will be hard pressed to find a better opportunity at this price!

This fantastic apartment features:

- 3 Bedrooms - all with built ins
- 2 Bathrooms - ensuite and main
- 1 Car garage
- Ground floor access
- Uninterrupted city views overlooking private gardens
- Split system A/C
- Whisper quiet, elevated position
- Body Corp approx \$1170 per quarter
- No Pets

3 BED | 2 BATH | 1 CAR

PRICE:
\$550,000 Plus

OPEN FOR INSPECTION:
N/A



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