

**1/44 Widdop St, Clayfield, QLD, 4011**



**Apartment For Sale**

Saturday, 16 November 2024

1/44 Widdop St, Clayfield, QLD, 4011

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**

## 1/44 Widdop Street, Clayfield

Wonderfully private and immaculately presented, this elegant townhouse is situated at the rear of a boutique complex of just 4. Offering a secure, low maintenance lifestyle, 1/44 Widdop St has been gently lived in and meticulously maintained. A cut above the rest, this townhouse is not to be missed.

Spread over two air conditioned levels, the property features light filled rooms with high ceilings and quality finishes. A sleek, contemporary kitchen and open plan living space flow easily to the rear entertaining deck and private garden courtyard. Upstairs, an additional living area, spacious bedrooms and stunning bathrooms offer room to move. With an oversized double garage and masses of secure storage, this premier townhouse is as practical as it is beautiful.

Features include:

- Positioned at the rear of the complex
- Living areas over both levels
- Immaculately maintained & presented
- Large open plan kitchen, dining & living
- Kitchen with stone benchtops, electric cooktop & oven, dishwasher
- Main bedroom with walk in robe & ensuite
- Additional bedrooms with robes
- Family bathroom
- Powder room/ Laundry with storage
- Rear deck & private garden courtyard
- Air conditioning & ceiling fans throughout
- Security/ Insect screens throughout
- Large double car garage with internal access & auto door
- Visitor parking
- Side pathway & garden with gate
- Generous storage internally
- Eagle Junction State School & Aviation State High School catchments
- Clayfield & Toombul Rail Stations, Bus services in Widdop St
- Walk to Harris Farm, shops, cafes and restaurants
- Nundah Village, Nudgee Rd, Racecourse Rd & Skygate shopping
- Kalinga Park & Kedron Brook walking & bike tracks
- Brisbane Airport, M7 Tunnel entry & M1 Gateway Arterial link
- 7 Km for Brisbane CBD

Additional Information:

- Rental approx \$900/wk
- Rates: approx \$405.45/qtr
- Body Corp fees approx \$3336.57/annum
- Insurance Levy \$2301.30/annum
- Balance of Sinking Fund as at 31/7/24: \$36,364.47

Local cafes and restaurants are an easy drive for Sunday brunch or dinner with friends whilst popular Harris Farm and a range of grocery stores are located nearby. Rail & bus transport offer fast travel time for city workers whilst bikeways & sporting fields, walking tracks & playgrounds are all close at hand. A range of quality state & private school are located in the Inner Northern suburbs with the Brisbane airport and M7 tunnel system, moments from home. Exchange lengthy commutes for precious leisure time in this welcoming home in popular Clayfield.

This beautifully appointed townhouse will suit lifestyle buyers in search of city fringe living. Don't miss your opportunity to make it yours. Call Kim Olsen today for an inspection 0413 539 865.

This property is being sold without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.