

4/58 Montpelier Street, Clayfield, Qld 4011

Place. 

Unit For Sale

Wednesday, 8 January 2025

4/58 Montpelier Street, Clayfield, Qld 4011

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 123 m2

Type: Unit



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Auction

Auction Location: The Calile Hotel, 48 James Street Fortitude Valley QLD
On the top floor of a brick, solid-as-a-rock 4-unit block constructed in the 1970s, this beautifully renovated residence will immediately appeal to those who appreciate a spacious, easy-to-care-for home with all the mod cons, and one with ample storage and valuable proximity to transport, gourmet retail and local dining. This 2-bedroom unit will delight with its naturally well-lit, breezy and comfortable interiors, high ceilings, Smeg-appointed kitchen and stylishly updated finishes and inclusions. With a north-facing, full-length front balcony, security screens to accessible entry points, soft carpets and an air-conditioned living area and main bedroom, there is nothing more to do other than move in and relax. White 2-pac cabinetry and engineered stone benchtops make the kitchen sleek and fresh, with the overhead cupboards, double sink and large fridge recess practical additions. Stainless steel appliances complement the soft grey subway-tiled splashback and surface features, with a dishwasher, under bench oven, black ceramic electric cooktop and rangehood. Each bedroom has built-in wardrobes and ceiling fans, with the main bedroom having a split-system air-conditioner. Renovated to a high standard, the floor-to-ceiling-tiled bathroom has a generous vanity with a stone top and an oval countertop basin, contemporary tapware, oversized shower enclosure and a separate toilet complete with an in-wall cistern. A welcome addition, a full laundry with inbuilt cabinetry and a linen cupboard, is positioned near the entrance. Extra storage and parking for one large vehicle can be found within Unit 4's securely locked garage. Whether looking for somewhere to enjoy living in for the long term, a Brisbane base near the airport and private schools or a sound investment to add to your portfolio, this well-built unit in a solid development offers minimal upkeep and the potential for good returns. Information regarding the body corporate levy structure, insurance and the relevant by-laws for Mara Lodge are available. Features of this property include:- Renovated 2-bedroom unit in a complex of 4- Top-level corner position with views and breezes- Walk to local dining, retail, schools and train station- Suit owner-occupiers, first-home buyers, investors- Full-length balcony with a desirable north aspect- Air-conditioned living/dining area and main bedroom- Sleek 2-pac and stone kitchen with timber-look floors- Smeg appliances, ample storage including overheads- Spacious built-in bedrooms, ceiling fans throughout- Modern bathroom and separate toilet- Full laundry with storage, secure garage parking- Eagle Junction SS and Aviation High catchment- Walk to St. Agatha's, St. Rita's, Clayfield College and St. Margaret's- 7 km from the CBD, 8 km from Brisbane Airport- Body corporate levies \$1,122.38 per quarter- BCC rates \$409.50 per quarter This neat-as-a-pin, spacious unit will not last. With its central location, renovated styling and low ongoing costs, there is a lot to love. Please contact me today for further information, to book a private inspection or to be advised of open inspection times. **ACCESSIBILITY:** This unit is accessed via two stairwells. No ramps or lift access. Free flowing layout within the unit with no internal steps. Carparking underneath unit complex requires access via stairwell. **Disclaimer:** This property is being sold by auction or without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes. **Disclaimer:** We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.