



## Sandgate, 98 Clayton Street

DUAL LIVING JUST 300MTRES TO WATERFRONT!

Nestled in the bayside's most popular location, this beautiful home consists of two-levels, making this home ideal for those with an extended family, who require independent living quarters for either teenagers or a grandparent's retreat.

Peacefully tucked away in a pocket known for its family-friendly atmosphere, this residence is positioned just metres from the foreshore and the local seaside village. Enjoy the convenience of being on the doorstep to cafes, restaurants, shops and reputable schools.

Features include

Upstairs:

- Three bedrooms with ceiling fans, main with built-in robes
- Modern bathroom with shower over bath



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Lease**  
Please Call

**View**  
[ljhooker.com.au/39WJF1R](http://ljhooker.com.au/39WJF1R)

**Contact**  
**Bella Garside**  
[office.aspley@ljhooker.com.au](mailto:office.aspley@ljhooker.com.au)

**LJ Hooker Aspley | Chermide**  
**(07) 3263 6022**

- Modern kitchen with ample cupboard and bench space, with dishwasher
- Separate living and dining areas with air conditioning and ceiling fan
- Security screens throughout
- Timber floors throughout
- Covered rear deck

Downstairs:

- Internal stairs
- Kitchenette with ample bench and cupboard space
- Large bedroom with oversized walk-in robe and air conditioning
- Additional bathroom
- Office/study
- Open plan living area with air conditioning
- Functional laundry
- Private entrance from outside
- Dual-street access
- Double garage with remote access
- Fully fenced large back yard

Would you like to view this property?

Go directly to <https://aspley.ljhooker.com.au> to register to inspect.

PLEASE NOTE, if you do not register online, we cannot notify you of any time changes or cancellations to inspections.

To apply please submit an online application via 2Apply at the following website -

<https://www.2apply.com.au/login>

Alternatively, you can download and print our application by visiting our website -

<https://aspley.ljhooker.com.au/renting/tenancy-application-form>

All information contained herein is gathered from sources we consider to be reliable.

However, we cannot guarantee or give any warranty about the information provided.

Interested parties must solely rely on their own enquiries.



**LJ Hooker Aspley | Chermshire**  
**(07) 3263 6022**

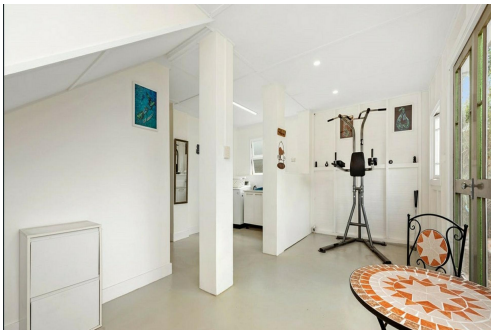
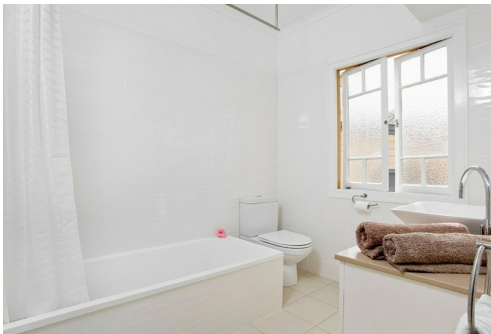
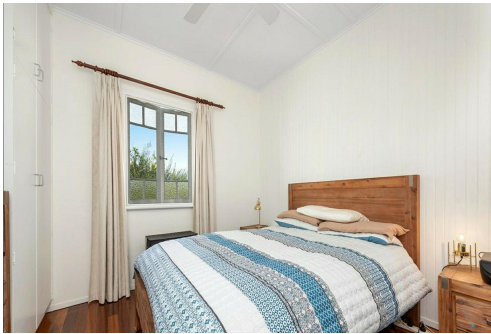
**Disclaimer:** All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

# More About this Property

Property ID	39WJF1R
Property Type	House
Including	Air Conditioning Dishwasher Built-in-Robes Fully Fenced

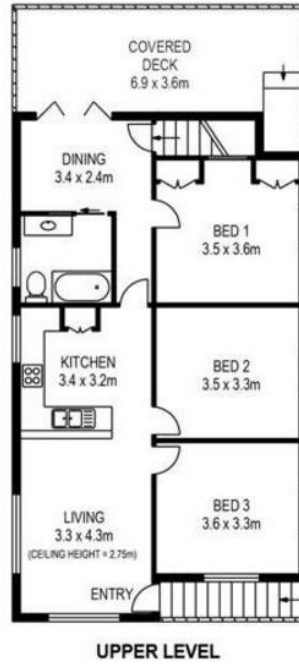
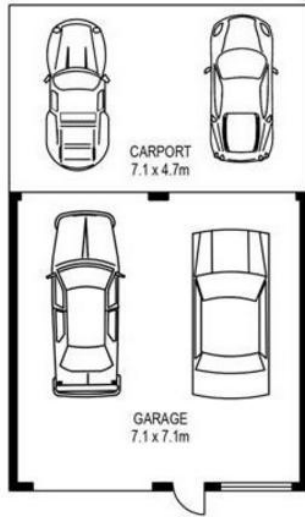
**Bella Garside**  
Receptionist | office.aspley@ljhooker.com.au

**LJ Hooker Aspley | Chermside (07) 3263 6022**  
1359 Gympie Road, ASPLEY QLD 4034  
aspley.ljhooker.com.au | aspley@ljhooker.com.au



**Disclaimer:** All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker Aspley | Chermside**  
**(07) 3263 6022**



PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.

All information contained herein is gathered from sources we believe to be reliable.  
However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

	internal	external
lower	144sqm	35sqm
upper	82sqm	20sqm
total	226sqm	55sqm



98 CLAYTON STREET