



3/8 Gellibrand Street, Clayfield

## MODERN UNIT - MASSIVE ENTERTAINERS DECK !

Set within a well-maintained complex, this two-bedroom, two-bathroom apartment offers easy, low-maintenance living in one of Clayfield's most convenient and well-established pockets. Designed with everyday comfort in mind, the layout is practical, light-filled, and well suited to both owner-occupiers and investors alike.

Upon entry, the home opens into a generous open-plan living and dining area that flows directly to a large, north-facing rear deck. This oversized outdoor space provides an excellent extension of the living area and is ideal for entertaining or relaxed day-to-day use. The kitchen has been built to modern standards and features stone benchtops, stainless steel appliances, and ample cabinetry and bench space, making it functional and easy to live with.

Both bedrooms are well proportioned and positioned together, sharing a private balcony that allows for natural light and airflow. The primary bedroom benefits from its own ensuite, while the second bathroom services guests and the second bedroom with ease. Secure single-car accommodation adds further practicality.

Positioned close to local cafés, parklands, transport options, and

2 🏠 2 🚿 1 🚗

**FOR SALE**  
\$895,000

### AGENTS

Dean Hamilton  
0400 799 447  
dean.hamilton@ljhooker.com.au

Harry Harris  
harry.harris@ljhooker.com.au

### AGENCY

LJ Hooker Stafford  
(07) 3357 1888

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**

everyday shopping amenities, this is a location that continues to appeal to those seeking convenience without sacrificing a relaxed suburban feel. With easy access to key arterial roads and nearby hubs, this apartment presents a solid opportunity in a highly connected part of the inner north.

#### FEATURES:

- Two-bedroom, two-bathroom apartment within a well-maintained complex.
- Open-plan living and dining area with direct access to the rear deck.
- Large north-facing rear deck providing generous outdoor living space.
- Kitchen with stone benchtops, stainless steel appliances, and ample cabinetry.
- Two well-proportioned bedrooms positioned together.
- Shared balcony accessed from both bedrooms.
- Primary bedroom with ensuite.
- Second bathroom servicing guests and second bedroom.
- Secure single-car accommodation.
- Practical, low-maintenance layout with excellent indoor-outdoor flow.
- Located close to cafés, parklands, transport, and shopping amenities.
- Easy access to major arterial roads and nearby lifestyle hubs.

#### MORE DETAILS

Property ID	1EHVF4N
Property Type	Apartment
Including	Air Conditioning Balcony Dishwasher Outdoor Entertaining Built-in-Robes

#### Dean Hamilton 0400 799 447

Independent Contractor - Dean H Pty Ltd |  
dean.hamilton@ljhooker.com.au

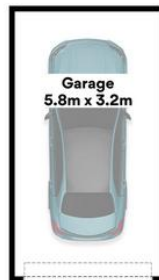
#### Harry Harris

Sales Associate to Dean Hamilton | harry.harris@ljhooker.com.au

#### LJ Hooker Stafford (07) 3357 1888

205 Stafford Road, STAFFORD QLD 4053  
stafford.ljhooker.com.au | stafford@ljhooker.com.au





### 3/8 Gellibrand St, Clayfield



#### FLOOR AREA SIZES

Internal	85.1m <sup>2</sup>
External	51.4m <sup>2</sup>
Garage	20.8m <sup>2</sup>
<b>TOTAL</b>	<b>157.3m<sup>2</sup></b>

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement.

These plans are for representation purposes only. Provided by primepixels.com.au