



3/37 Wongara Street, Clayfield

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## North-Facing Corner Position; Boutique Complex of Five.

A 100% owner-occupier ratio in this truly boutique complex of five apartments is an impressive and rarely found statistic. Not only are you situated within a low-maintenance complex with competitive body corporate rates, the high ratio of owner-occupiers means your neighbours will be taking as much care of the complex as you are.

It is these details that matter within the complex, yet the details which define this apartment are equally striking. Internal stairs link the two floors of this home.

A north-facing orientation is a constant and unchangeable element that guarantees you will love this home. The large and fully covered deck will become your de facto living and dining area. There is a smartly designed, fully retractable two-way screen which provides privacy to you and filters the ambient light at your discretion. Various locking positions are available so you can shape the space as you see fit, depending on the time of year.

The main-suite dwarves most others in size and scope too. Enjoy this top floor abode, with large walk-in wardrobe and ensuite. The bedroom lends itself to being set-up as a full retreat away from the

**FOR SALE**

Offers over \$779,000

**AGENTS**

Simon Brigden

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**AGENCY**

LJ Hooker Stafford

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

primary living space. Guests can enjoy bedroom two and the main bathroom privately, or utilise this second bedroom as your home office space.

Smart design fulfills every corner of this home. The laundry space has been integrated between the stairs. Chic timber screening frames the staircase and allows for the flow of light through the home. The modern kitchen is finished with accented cabinetry.

Features include but not limited to:

- Boutique complex of five apartments; all owner-occupiers.
- Stunning design with internal stairs.
- Ideal northern aspect overlooking quiet, tree-lined street.
- Large, fully covered deck.
- Fully retractable two-way screen on main deck.
- Air-conditioning throughout.
- Huge main suite with walk-in wardrobe and ensuite.
- Laundry space smartly integrated beneath the stairs.
- Lovely kitchen with stone benchtop and timber accented cabinetry.
- Generous second bedroom and main bathroom on first floor.

Contact Simon to see how you can call this apartment your own.

## MORE DETAILS

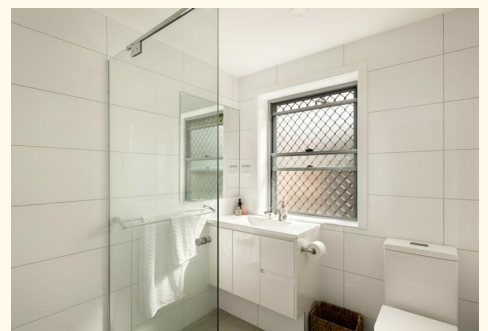
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Property Type	Apartment
Including	Air Conditioning
	Intercom
	Balcony
	Deck
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes

**Simon Brigden 0414 869 704**

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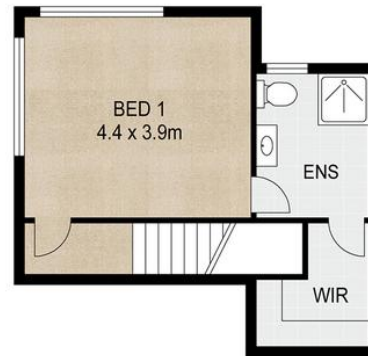
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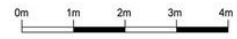


DOWNSTAIRS



UPSTAIRS

INTERNAL : 84m<sup>2</sup>  
EXTERNAL : 15m<sup>2</sup>



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