

Clayfield, 7/49 Gellibrand Street

North-Facing; Top Floor; Corner Position.

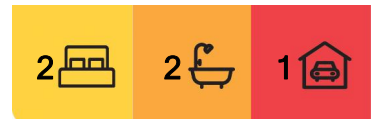
This owner-occupied apartment is a lovely combination of perfect position and modern presentation. A graceful atmosphere is created by the natural light and air that inhabits the home. Situated on the north-east, front-facing corner of this small complex the property is defined by an elevated, greenery filled view of the suburb and only one shared wall with a neighbouring unit.

Beautifully maintained as a homely sanctuary, yet conveniently positioned within blue-chip Clayfield, the points of difference at this property are endless. Take the second balcony for example. East-facing, completed with a privacy screen, this space is the perfect place to retire to with a book, a coffee, or a glass of wine. This goes without mentioning the primary al fresco space at the front of the apartment. Bathed in natural, north-facing light it is sheltered from Brisbane's western outlook.

A secure garage completes the home, with lockable storage room. Look no further than the



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 Sale
Open to Offers

View
By Appointment

Contact
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0414 869 704
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LJ Hooker Stafford
(07) 3357 1888

tidy complex and entryway as a positive indicator of the community you are buying into.

In a competitive marketplace, purchase the home that will stand the test of time.

Features include, but not limited to:

- * North-facing orientation.
- * Private outlook.
- * Top floor, corner position.
- * Boutique complex of 10; approx. 40% owner-occupier ratio.
- * Large, north-facing primary al fresco area.
- * Great second balcony with privacy screen; east-facing.
- * Air-conditioning in main bedroom and main living area.
- * Stone benchtop, tiled splashback, dishwasher in kitchen.
- * Primary bedroom with ensuite and walk-in wardrobe.
- * Second bathroom with laundry space.
- * Built-in wardrobe and fan in second bedroom.
- * Large island bench adjoins dining space.
- * Secure garage parking with locked storage room.
- * Lovely, tidy entryway and complex.
- * Competitive body corporate rates.

Contact Simon for the body corporate details and to see how you can call this apartment your home.

More About this Property

Property ID	1DQKF4N
Property Type	Apartment
Including	Air Conditioning Intercom Balcony Dishwasher Built-in-Robes

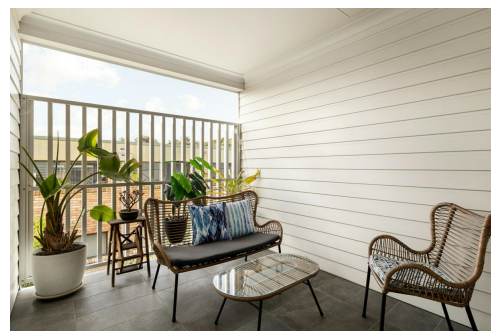
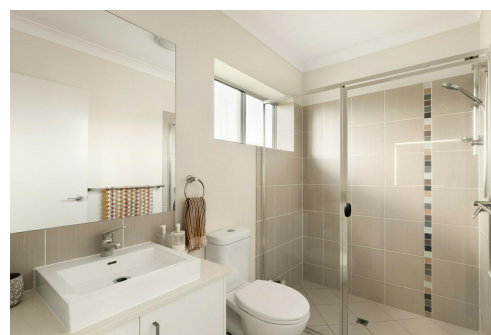
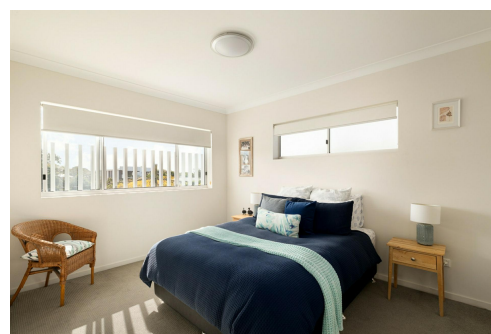
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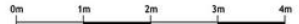
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7/49 Gellibrand St, Clayfield



INTERNAL : 86m²
EXTERNAL : 20m²



THIS FLOOR PLAN IS INDICATIVE OF LAYOUT WITH APPROXIMATE DIMENSIONS TO BE USED AS A VISUAL REPRESENTATION FOR MARKETING PURPOSES ONLY. INTERESTED PERSONS SHOULD RELY ON THEIR OWN ENQUIRIES.



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