



11 Eliza Street, Clayfield

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## Renovation Potential in a Lifestyle Location

Ready to be revitalised and resting in a desirable Clayfield pocket with premier schools, shops and transport steps from your door, this three bedroom property presents the perfect renovation project, home to update, or investment to secure.

Situated atop a north facing 506sqm lot, the highset layout features living, dining, three bedrooms, and a bathroom on one level, plus a spacious kitchen with a freestanding cooker.

With a generous yard at the rear and excellent undercroft space for storage and parking, the options exist to raise or extend the home, add an entertaining retreat or pool, or simply refresh and retain the functional floor plan (STCA). Classic timber floors and high ceilings remain, breezes flow through casement windows, and period charm is enriched across every aspect of the airy design.

**FOR SALE**

Please Call

**AGENTS**

Tony Cicchiello  
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tony.c@ljhclayfield.com.au

**AGENCY**

LJ Hooker Clayfield  
(07) 3262 2434

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**

Property features include:

- High-set character renovator on a north-facing 506sqm
- Living and dining area featuring traditional timber flooring
- Kitchen equipped with a freestanding cooker and good storage
- 3 generously sized bedrooms and 1 bathroom
- Undercroft garage parking, storage and laundry
- Well sized backyard with plenty of potential
- Within the Eagle Junction State School catchment

Offering a walk- to- everything lifestyle, this position is perfect for professionals and families. Harris Farm Markets is only 450m away, cafes, restaurants, shops and medical centres are a leisurely stroll from your door, and you can walk 50m to bus stops and 600m to Clayfield train station.

Children are within the sought after Eagle Junction State School catchment, Clayfield Early Learning Centre is 400m away, and you are just 1.1km from Clayfield College and 1.6km from St Rita's College. With the CBD 7.5km away and the Airport accessible in 16 minutes, lifestyle convenience is assured

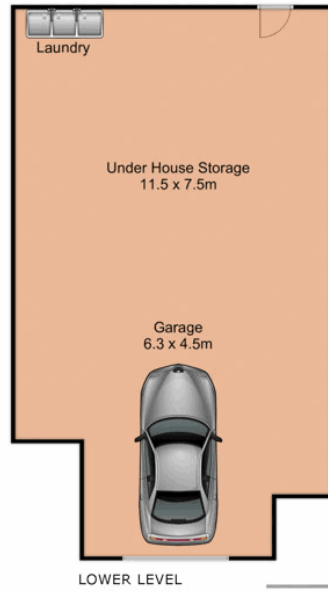
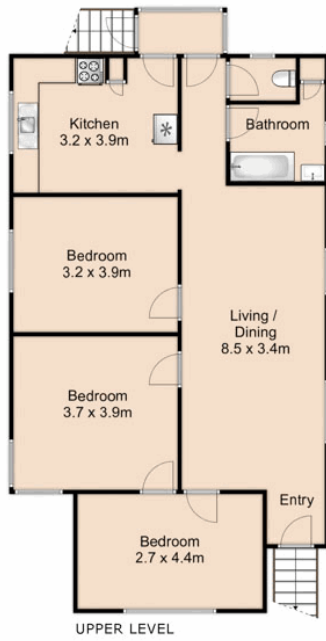
## MORE DETAILS

Property ID	32NHXX
Property Type	House
Land Area	506 m2
Including	Toilets (1)

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Internal area:	93m <sup>2</sup>
Under House area:	91m <sup>2</sup>
Total area:	184m <sup>2</sup>

Tony Cicchiello 0418747266

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective buyer. [www.alexandrahinsch.com](http://www.alexandrahinsch.com)

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