



## Clayfield, 35 Drane Street

Stylish Freehold Townhome - Now with Vacant Possession

This quality built, elegant villa style home will satisfy the most discerning buyer.

Set on its own freehold 199m2 lot with no body corporate fees, easy living low maintenance lifestyle at its best.

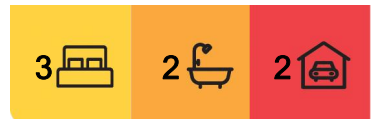
With extra large perfectly positioned North East courtyard for Al fresco entertaining, which opens from the living/dining with its beautifully polished hardwood floors.

The spacious well appointed kitchen is an entertainer's delight featuring both stainless steel and stone benchtops.

Upstairs are 3 built in air conditioned bedrooms with the main ensuited and enjoying a private balcony with tree top outlook.



**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**  
Offers Over \$1m

**View**  
[ljhooker.com.au/1STHXX](http://ljhooker.com.au/1STHXX)

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**LJ Hooker Clayfield**  
**(07) 3262 2434**



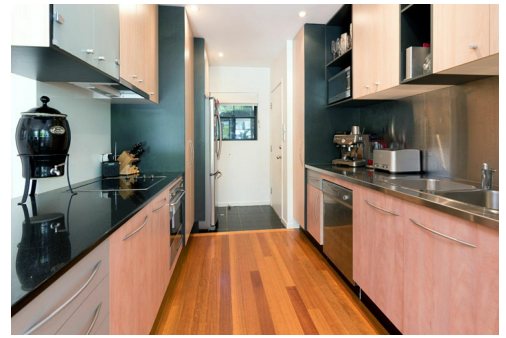
Situated in a central pocket of Clayfield within walking distance to Eagle Junction State School, Clayfield College, childcare, buses and Eagle Junction train station. Just moments from local cafes, restaurants, St Rita's and St Margaret's, residents will appreciate Brisbane Airport only 10 minutes away and CBD accessible in under 20 minutes.

## More About this Property

<b>Property ID</b>	1STHXX
<b>Property Type</b>	House

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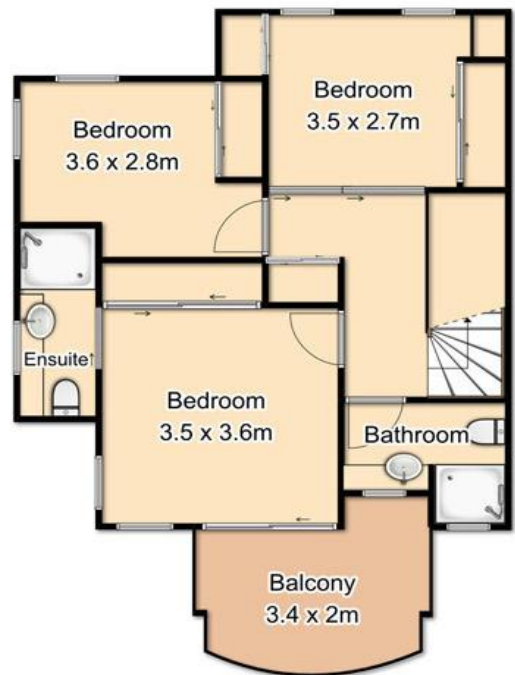
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# 35 Drane Street, Clayfield



Lower Level



Upper Level

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Internal area: 134m<sup>2</sup>  
External area: 103m<sup>2</sup>  
**Total area: 237m<sup>2</sup>**

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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 miss-statement.  
This plan is for illustrative purposes only and should be used as such by any prospective buyer.