







# Clayfield, 47 Railway Parade

Unique Offering with Granny Flat or Income Potential!

Ideally situated in a quiet location yet within walking distance of some of Clayfield's premier schools, shops, transport & medical facilities. A beautifully maintained Queenslander combining the traditional and contemporary offering private accommodation to the large or extended family or unlocking additional income if required. Set on a generous 508 sqm block with leafy and green surrounds.

The home provides

## Upstairs

- -Three bedrooms with the main north facing with traditional box window seating
- -Open plan lounge/dining accessed by lead light sliding doors with polished hardwood floors & overlooked by beautiful original art decorated ceilings.
- -Full bathroom with terrazzo floors with separate w/c
- -Convenient modern kitchen





For Sale Offers Over \$1.535M

View

ljhooker.com.au/1XSHXX

**Contact** 

Michael Binder 0412 749 145 michael.binder@ljhclayfield.com.au

LJ Hooker Clayfield (07) 3262 2434

-Upstairs serviced by ducted air-conditioning

#### **Downstairs**

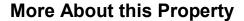
- Spacious area
- -Split system air conditioning

With its easy care grounds and maintenance this versatile property is ideal for the home owner or investor alike.

Zoned low medium density destination.

Rates \$643.77 per quarter

Inspection by appointment
Call Michael Binder 0412 749 145



Property ID	1XSHXX
Property Type	House
Land Area	508 m²

### Michael Binder 0412 749 145

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