



1/89 Junction Road, Clayfield

2  1  1 

Private Living with Garden Retreat and Walk-to-Everything Lifestyle

Positioned for central convenience in a private complex of five, this light-filled unit delivers a relaxed lifestyle with everything at your fingertips. Designed for easy living and everyday functionality, the property combines low-maintenance comfort with the rare bonus of an exclusive-use garden courtyard.

Natural light fills the upper-level living area, where air-conditioning and timber floors create an inviting space flowing into a well-appointed kitchen. Accommodation includes two bedrooms and a bathroom on this floor, while the lower level offers a versatile multipurpose room with laundry and storage, adaptable to your needs.

Outdoors, the fully fenced grassed courtyard provides a secure and private space for children and pets. Peaceful yet incredibly convenient, this is an outstanding opportunity to secure a flexible, easy-care unit in a tightly held setting.

Property features include:

- Spacious and versatile unit in a private complex of 5

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

Please Call

AGENTS

Tony Cicchiello

0418 747 266

tony.c@ljhclayfield.com.au

AGENCY

LJ Hooker Clayfield

(07) 3262 2434

 **LJ Hooker**

- Light-filled living room featuring air-conditioning
- Kitchen with dishwasher, oven and electric cooktop
- 2 bedrooms, 1 bathroom, multipurpose room with laundry
- Exclusive use, fully fenced grassed garden courtyard
- Single carport and excellent internal storage
- Security screens throughout

Walkability and endless convenience are on offer at this central Clayfield address. With everything within close reach, you can leave the car at home and stroll 200m to the local cafes, restaurants and shops, including Harris Farm Markets. Bus stops are 300m away, Clayfield train station is 350m from your door, you are 7.5km from the CBD, the Airport Link is easily accessible, and you can drive just 9 minutes to Brisbane Airport.

Beautiful parks, playgrounds and Kedron Brook Bikeway are all within effortless reach, and families are perfectly positioned within 900m of childcare and Clayfield College, 5 minutes from St Margaret's and St Rita's College, and within the Eagle Junction State School and Aviation High catchments.

Admin Fund	\$3,099.80 25-26 financial year
Sinking Fund	\$1,780.20 25-26 financial year
BCC Rates	\$548.80 per quarter
Urban Utilities	\$267.38 4/9/25 - 19/11/25

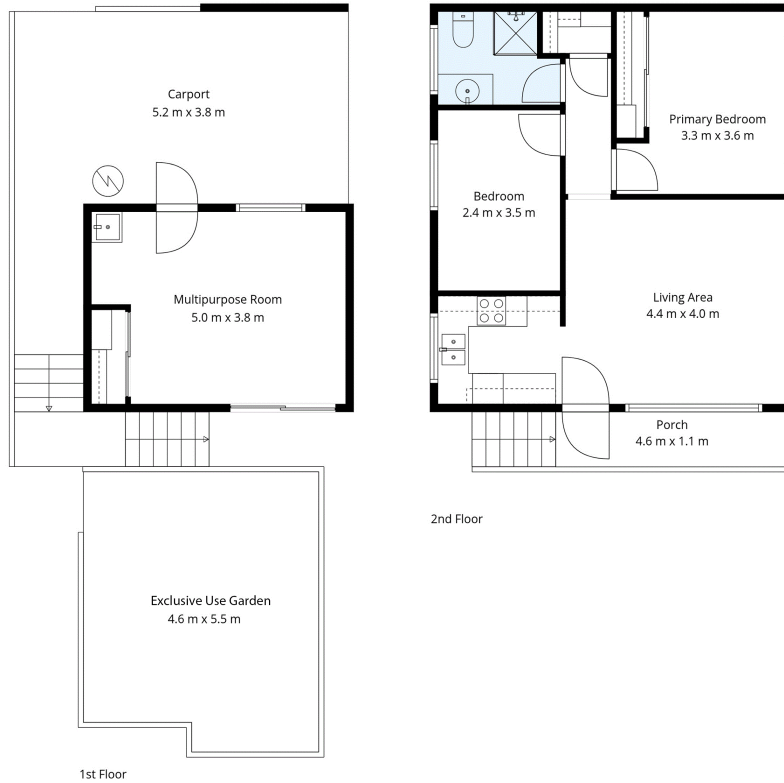
MORE DETAILS

Property ID	39ZHXX
Property Type	Unit
Including	Toilets (1)

Tony Cicchiello 0418 747 266
Principal | tony.c@ljhclayfield.com.au

LJ Hooker Clayfield (07) 3262 2434
723 Sandgate Road, CLAYFIELD QLD 4011
clayfield.ljhooker.com.au | admin@ljhclayfield.com.au





1/ 89 Junction Road, Clayfield

Internal 75m² | External 6m² | Garden 22m² | Car Space 20m² | Total 123m²



Floor Plan Created By Rolley Photo Media. Scale In Metres. Indicative Only.

