



3/7 Wolseley Street, Clayfield

## Central Clayfield Lifestyle

Delivering a superb opportunity for home buyers and investors, this two bedroom apartment offers everything within easy reach, with shops, cafes, transport and amenities all just a short walk from your door.

The property is currently rented at \$550 per week with a lease until August 2026. NOTE: the photos shown were taken when the property was vacant.




The unit is set within a brick complex of six and designed for low maintenance living.

Comfort is created in the air-conditioned living area, which seamlessly extends to the kitchen, featuring excellent storage, and the alfresco balcony, capturing calming leafy views.

Two bedrooms with build-in robes provide generous accommodation, and the bathroom features a shower, a bathtub, and a separate toilet for added practicality. The layout is complete with an oversized lock up garage offering ample storage and a laundry area.

Property features:

- Central apartment in a brick complex of 6

2  1  1 

**FOR SALE**

Please Call

**AGENTS**

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0418 747 266  
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**

- Air conditioned living area opening to a balcony
- Kitchen with good storage and bench space
- Stainless steel oven and electric cooktop
- 2 well-sized bedrooms with built in robes
- 1 bathroom with a bathtub and a separate shower
- Toilet is also separate
- Oversized garage with room for storage and laundry

Combining convenience, potential and position, this apartment presents an excellent entry point into a sought-after pocket with everything you need within walking distance. Just 100m from bus stops, 250m from Clayfield train station, 7km from the CBD and 10 minutes from the airport, you are connected across the city.

350m away, Harris Farm Markets, restaurants and cafes cater to shopping and dining, and you can stroll to an array of nearby retail, eateries and medical centres on Sandgate Road. Top schools and childcare are also within walking distance, and you are a stone's throw from Kalinga Park and the Kedron Brook Bikeway.

## MORE DETAILS

Property ID	33PHXX
Property Type	Unit
Including	Toilets (1)

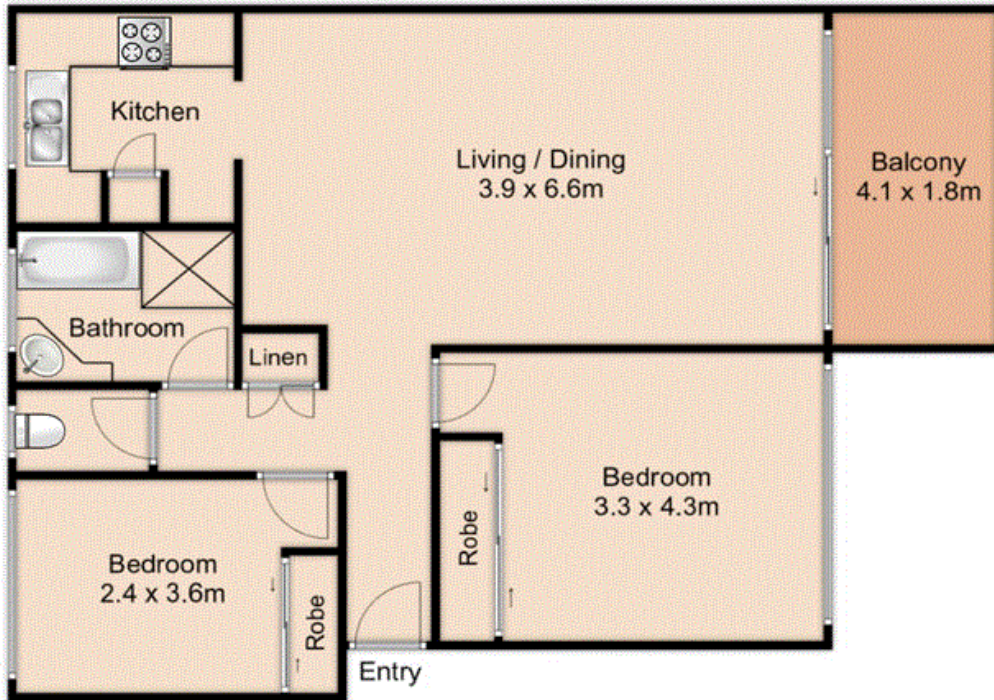
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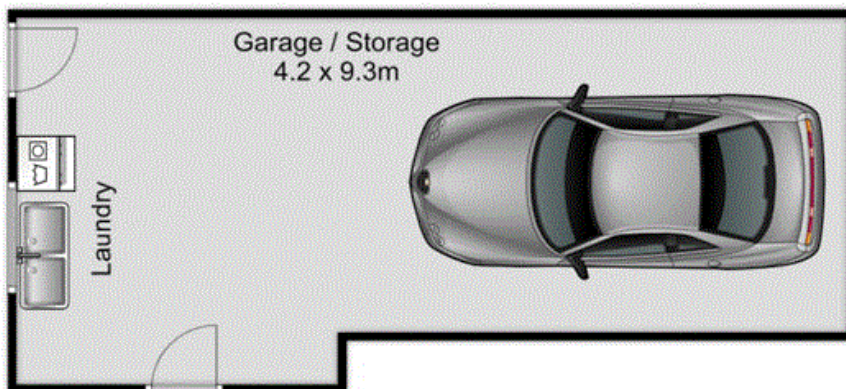


# Unit 3, 7 Wolseley Street, Clayfield

## Upper Level



## Lower Level



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Internal area:	69m <sup>2</sup>
Balcony area:	7m <sup>2</sup>
Garage area:	36m <sup>2</sup>
<b>Total area:</b>	<b>112m<sup>2</sup></b>

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Tony Cicchiello 0418747266

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.  
[alexandrahinsch.com](http://alexandrahinsch.com)

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