







4/53 Alma Road, Clayfield

A Quiet Retreat with Village Life Within Walking Distance

Tucked at the rear of a brick complex of four, this two-bedroom apartment offers a peaceful place to come home to, with cafes, markets and transport within easy walking distance. Private and secluded from the other residences, it presents an appealing opportunity to settle into a connected lifestyle or invest in a location with enduring convenience.

New plantation shutters filter sunlight and breezes through the interiors, while new carpet brings comfort to both bedrooms. The air-conditioned living and dining area welcomes you inside, creating a bright setting to unwind, and plentiful cabinetry and a dishwasher make the adjoining kitchen easy to work in.

Two bedrooms provide restful accommodation, including one with air-conditioning. A bathroom and single lock-up garage complete a practical layout that keeps upkeep simple and leaves more time to enjoy the surrounding neighbourhood.

Walk 600m to the Sandgate Road precinct for Harris Farm Markets, coffee, dining, shopping and medical services, or venture into nearby Nundah Village for brunch with friends. The proposed new Toombul

2 1 1

FOR SALE
$695,000

VIEW
By Appointment

AGENTS
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AGENCY
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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.

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development will further expand local shopping and dining options close to your door.

Kalinga Park and the Kedron Brook Bikeway invite morning walks and weekend rides, with local sporting clubs adding to the recreation close to home. Bus stops are 200m away, and Eagle Junction, Clayfield and Toombul train stations are within 1km. Positioned in the Eagle Junction State School catchment, within walking distance of childcare and premier colleges, and 7.5km from the CBD, this address also offers easy access to the Airport Link, getting you to the airport in just 8 minutes.

Property features include:
- Rear apartment in a brick complex of just 4 residences
- Peaceful, quiet position and stylish modern updates
- Light-filled living and dining area and well-appointed kitchen
- 2 bedrooms, 1 bathroom, lock-up garage parking for 1 car
- Electric cooktop, Westinghouse oven, Dishlex dishwasher
- Air-conditioning in the living area and main bedroom
- Ceiling fans and built-in wardrobes in both bedrooms
- New plantation shutters and new carpet in the bedrooms
- Walk to Sandgate Rd precinct, transport, parks and bikeway

Admin Fund	$2,625 year
Sinking Fund	$1,070 year
BCC Rates	$611.81 qtr
Urban Utilities	$244.34 7/5/26 - 25/8/26

MORE DETAILS

Property ID	3F8HXX
Property Type	Unit











Tony Cicchiello 0418 747 266
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2 Bed | 1 Bath | 1 Car | Internal 59 m² | Garage 22 m² | **Total 81 m²**

This floor plan is for informational purposes only and does not constitute a legally binding representation of the property. It is a visual illustration and approximation of the layout and dimensions of the property as observed at the time of creation. All measurements are from the inside of the wall to opposite wall. Bedroom measurements are taken from the back of the cupboard to wall.

Floor Plan crafted with care by Rolley Photo Media

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