6/69 Alma Road, Clayfield

2 1 1

Easy Living and Leafy Serenity in a Quiet Cul-de-Sac

Embodying effortless living, this two-bedroom unit presents a lifestyle of comfort, convenience and low-maintenance appeal. Positioned in a brick complex of six, residents will enjoy peaceful privacy within a quiet cul-de-sac with direct access to the Kedron Brook Bikeway, placing scenic parkland and walking and cycling paths moments from your door.

Filled with natural light and refreshing airflow, the well-designed layout creates a relaxed living environment. The open living and dining area opening to the north extends outdoors to a breezy balcony, where leafy outlooks provide a calming backdrop.

Designed for practicality, the kitchen features plentiful cabinetry, stainless steel appliances and an efficient layout that makes cooking easy.

Both bedrooms are generously sized, and feature mirrored built-in robes and ceiling fans, while the central bathroom includes laundry facilities and a separate toilet. Completing the property is a lock-up garage and a dedicated storage room, providing valuable space for vehicles, bikes and lifestyle essentials.

FOR SALE
Please Call

AGENTS
Tony Cicchiello
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

Property features include:

- Low maintenance unit in a brick complex of 6
- Light filled living and dining area opening to a north facing leafy balcony
- Kitchen with plentiful cabinetry and stainless steel appliances
- 2 bedrooms with mirrored built-in robes, carpet and ceiling fans
- 1 central bathroom with laundry facilities and a separate toilet
- Lock up 1 car garage and storage room
- Quiet cul-de-sac position with access to Kedron Brook Bikeway

Position-perfect, this property presents peaceful living in a location connected to the best of Brisbane. With access to the Kedron Brook Bikeway at the end of the road, you can enjoy daily walks, bike rides, and sports at the neighbouring clubs, fields and Kalinga Park.

Bus stops are 160m away, Clayfield train station is 800m from your door, and you are mere moments from the Airport Link, 10 minutes from the Airport and 7.5km from the CBD. Local shopping and dining are just 650m away, including Harris Farm Markets, and you have excellent access to local childcare and premier schools.

Offers over $785,000

Admin Fund	$175 per quarter
Sinking Fund	$510 per quarter
BCC Rates	$465.08 per quarter
Urban Utilities	$333.17 20/11/25 - 11/3/26

MORE DETAILS

Property ID	3BRHXX
Property Type	Unit

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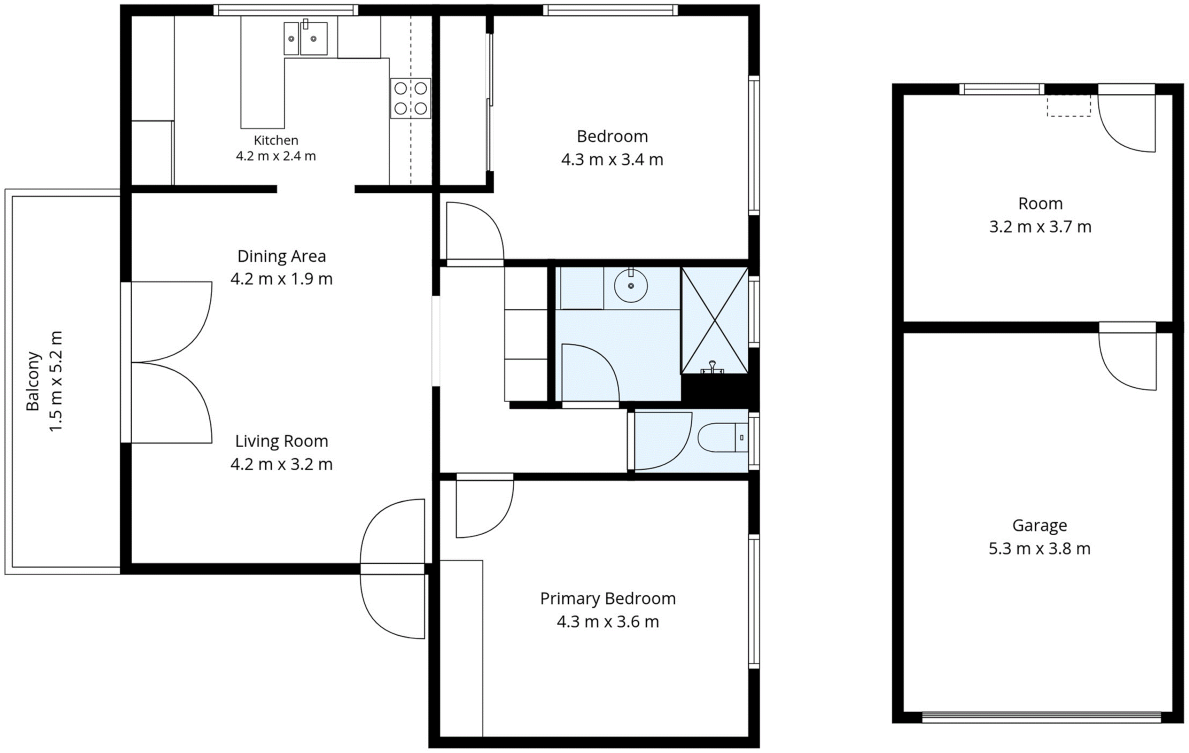

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Internal 98m^2 | External 8m^2 | Garage 20m^2 | Total 126m^2

The following floor plan is provided for informational purposes only and does not constitute a legally binding representation of the property. This floor plan 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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