



9/18 Victoria Parade, Clayfield

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Elevated Living with Beautiful Brisbane Views

Capturing sweeping views of Brisbane, this elevated, spacious apartment offers exceptional living at a sought-after address. One of only 15 residences in the Knightsbridge Lodge complex, the property presents the perfect home for families and professionals seeking the city as their backdrop.

Inside, plush carpet, air conditioning, ceiling fans and plantation shutters adorn the open interiors. The new kitchen has been styled for function with modern appliances and a herringbone splashback, and living is extended from the lounge and dining area to a sunroom and balcony, where you can savour the suburban landscape, distant mountains, and city skyscrapers, which illuminate at dusk.

All three bedrooms have built-in robes, and the two brand new bathrooms include an ensuite and a main bathroom with a relaxing bath. Storage and parking are provided by a lock-up garage below. Perfectly placed for your lifestyle, this residence rests at a central Clayfield address only 6km from the CBD. Within an easy walk of your door, cafes and shops offer convenience, and additional retail and dining await at Sandgate Road and HomeCo.

With Woollooin train station and bus stops within 500m, the Airport Link in close reach, and the airport within 12 minutes, travel is made easy. The appeal extends to families with Eagle Junction State School

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.



650m away, and Clayfield College, St Rita's, St Margaret's and St Agatha's Primary School, all less than 5 minutes from your door. Property features include:

- Elevated, spacious apartment with captivating Brisbane views
- Living and dining areas opening to a sunroom and balcony
- New kitchen with stainless steel oven, dishwasher and microwave
- 3 bedrooms with BIRs, 2 brand new bathrooms, internal laundry
- Oversized and secure lock-up garage with storage space
- Extensive storage in all bedroom wardrobes and the kitchen
- Secure, private complex of 15 with intercom entry and elevator
- Walk to cafes, transport and Eagle Junction State School

Rates and fees:

Admin Fund \$900 per quarter
Sinking Fund \$595 per quarter
BCC Rates \$468.75 per quarter
Urban Utilities \$360.69 04/08/2025 - 29/10/2025

Balance of Sinking Fund - \$155,604.98 as at 11/02/2026

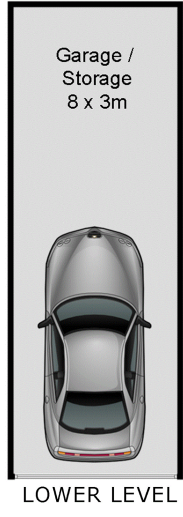
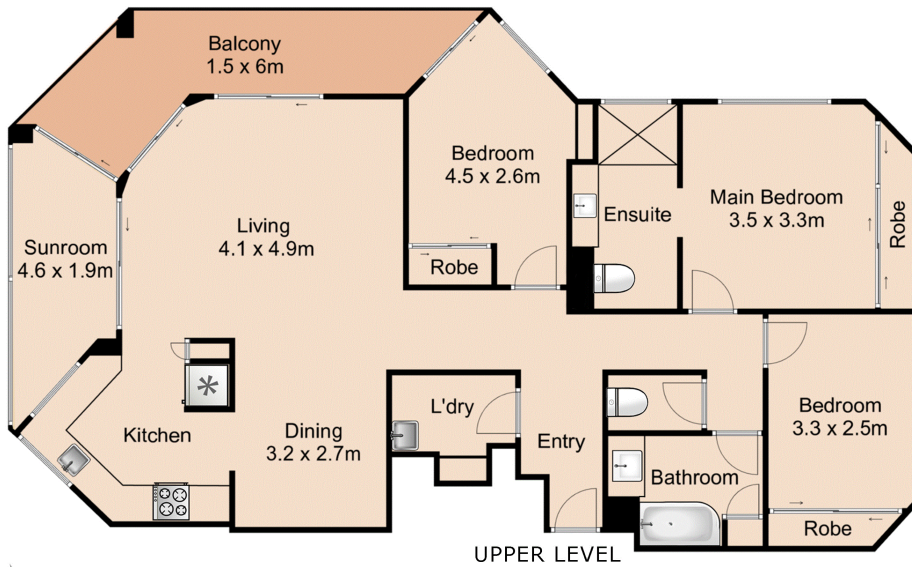
MORE DETAILS

Property ID 38YHXX
Property Type Unit

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





Internal area:	109m ²
Balcony area:	12m ²
Garage area:	24m ²
Total area:	145m ²

Tony Cicchiello 0418747266

Unit 9, 18 Victoria Parade, **Clayfield**



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. www.alexandrahinch.com

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