



## Clayfield, 2/33 Wagner Road

STOP! Welcome to Your New Home!

Start 2024 with a smile on your face!

Freshly painted and ready for immediate occupation - this is it - your new home!

Positioned on the first floor and with an enviable north-facing balcony, your friends will be green when they come to visit!

Fabulous open plan living flowing from the kitchen through the lounge/dining and out to the balcony - picture yourself wandering through with the charcuterie board at the start of your house-warming party!

Open the windows wide and take advantage of the cross ventilation - extra cooling provided by the leafy green trees that surround you. On those really hot



**Disclaimer:** 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**

Sale Offers in the mid \$500,000's

**View**

[ljhooker.com.au/1ZNHXX](http://ljhooker.com.au/1ZNHXX)

**Contact**

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**LJ Hooker Clayfield**  
**(07) 3262 2434**

days you can close it up and crank up the air conditioning - bliss!

Drive into your remote controlled garage and you're under cover, perfect on rainy days - through the security door and up to your home - easy peasy!

Pop the groceries away in the pantry, kick your shoes off and feel the coolness of the hard floors - though you'll appreciate the carpet in the bedrooms come winter!

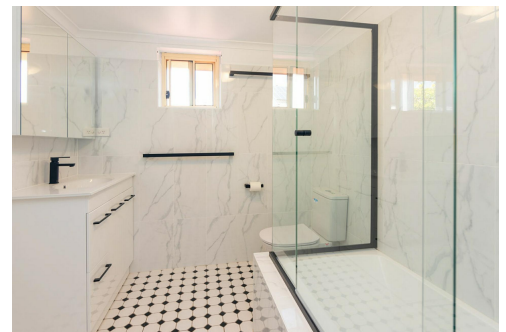
And speaking of the bedrooms, thoughtfully separated by the TWO bathrooms - those house guests that seem to linger won't be impacting your morning routine!

Better still - set up that second bedroom as your home office and they won't be staying at all!

Head out and wander the pretty wide streets of Clayfield - where you can marvel at the range of architecture! Everything from stately homes of a bygone era to the modern apartments - though not too many of those - unlike some suburbs!

Catch the bus at the end of the street to head into the City or walk to the train for even speedier service.

Whether you are looking for your first home or maybe you're a family needing to be near one of the many schools in the immediate area, don't hesitate - if you blink - you could miss it!



## More About this Property

**Property ID** 1ZNHXX

**Property Type** Unit

### Judith Crawford

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