

## Clayfield, Unit 5/574 Sandgate Road

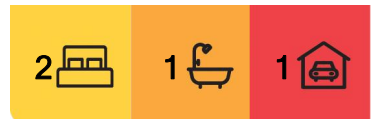
### Central Top-Floor Apartment in a Brick Block of Six

Positioned on the top floor of a brick complex of six, this two-bedroom apartment boasts a central position and walkable convenience, just moments from buses, trains, cafes and shops.

An exceptional opportunity for owner-occupiers and investors seeking comfort and peace of mind, the floor plan is practically appointed with timber parquet floors, air-conditioning, security screens, and sliding glass doors harnessing natural light and breezes.

The airy atmosphere filters inside the open living and dining area, which flows seamlessly to a screened balcony where you can enjoy morning coffees or quiet afternoon retreats.

The kitchen is stylishly equipped with stone benchtops and unveils stainless steel appliances and plentiful cabinetry for flawless and functional cooking.



**For Sale**  
\$600k plus buyers

**View**  
By Appointment

**Contact**  
**Tony Cicchiello**  
0418 747 266  
tony.c@ljhclayfield.com.au



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

**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.

There are two bedrooms and a bathroom with a walk-in shower. The main bedroom is generously sized with air-conditioning and a built-in robe. Downstairs, the oversized lock-up garage provides secure parking, laundry facilities, and extra space for storage.

Property features include:

- Top-floor, central apartment in a private brick complex of 6
- Living/dining area with parquet floors opening to a screened balcony
- Stonetop kitchen featuring ample bench space and plentiful storage
- Stainless steel dishwasher, oven and 4-burner gas cooktop
- 2 bedrooms, 1 bathroom, 1-car garage with storage and laundry
- Air-conditioned living area and main bedroom
- Walk to bus, train, cafe, shops, schools and childcare

This city-fringe position offers a walkable lifestyle only 50m to bus stops, 1km to Clayfield train station and 6km to the CBD. The local cafe and shops at Oriel Place are 400m from your door, and additional shopping and dining are moments away at the Sandgate Road precinct, Racecourse Road, Nundah Village and Home Co Lutwyche.

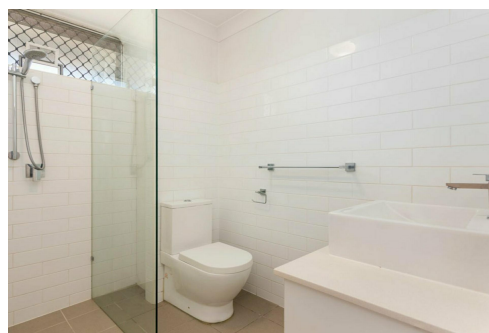
You can access Brisbane Airport in 11 minutes and have excellent accessibility to the Airport Link, motorways and arterial roads. Within the Eagle Junction State School catchment and walking distance from childcare and private colleges, this location offers added convenience for families.

## More About this Property

<b>Property ID</b>	31GHXX
<b>Property Type</b>	Unit

**Tony Cicchiello 0418 747 266**  
Principal | [tony.c@ljhclayfield.com.au](mailto:tony.c@ljhclayfield.com.au)

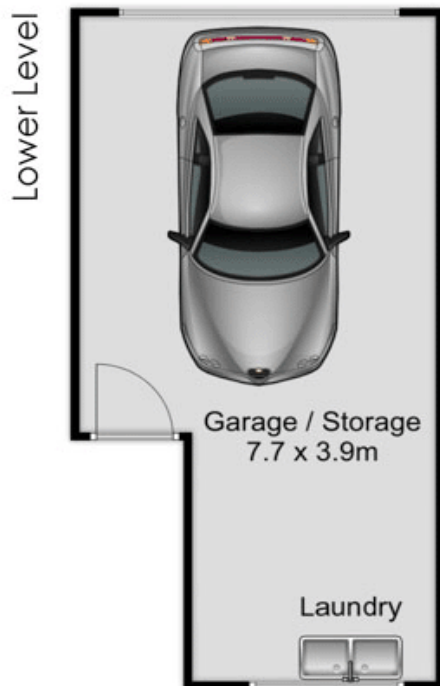
**LJ Hooker Clayfield (07) 3262 2434**  
723 Sandgate Road, CLAYFIELD QLD 4011  
[clayfield.ljhooker.com.au](http://clayfield.ljhooker.com.au) | [admin@ljhclayfield.com.au](mailto:admin@ljhclayfield.com.au)



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Internal area:	55m <sup>2</sup>
Balcony area:	6m <sup>2</sup>
Garage area:	26m <sup>2</sup>
<b>Total area:</b>	<b>87m<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 miss-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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