

Leased

Unit 3, 10 Butler St, Ascot



## Elevated Unit Close to Clayfield and St Margarets!

If you are looking for location location location, then stop and look at this!  
Enjoying an elevated position enjoying views towards the gateway, this solid cavity brick original style unit includes:

- Vehicle access and complex entry via Barlow St, Pedestrian access only via Butler St
- First floor position in a secure complex
- Undercover balcony enjoying an Easterly aspect
- Carpeted lounge
- The kitchen features gas cooking, a large pantry, and plenty of storage thanks to the overhead cabinetry
- The master bedroom at the rear is air conditioned, and has a small walk in wardrobe
- The second bedroom features a built in wardrobe
- The bathroom is sizeable and features a shower over bath combination
- There is an internal Euro-style laundry
- Single and secure remote garage perfect for parking and storage, with vehicle access via Barlow St
- Please note there are no fans, and only one air conditioning unit to the master bedroom.

🚗 2 🏠 1 🚗 1

<b>Price</b>	\$320 per Week
<b>Property Type</b>	Rental
<b>Property ID</b>	2043

### Agent Details

TFPM Team - 0732543666

### Office Details

New Farm  
07 3254 3666

**Theresa Fitzgerald**  
— SALES & MANAGEMENT —

- Sorry no pets allowed

Occupying a perfect position, this property is a 5 minute stroll to St Margarets, 2 minutes walk to Public Bus Transport, and all the cafes, restaurants and benefits that Clayfield has to offer! As mentioned above, please note that this property has dual street access. Please find the entry to the complex via Barlow St. To access the property via Butler St, you will need to walk up the driveway (pedestrian access only) which connects to the Barlow St entry. Call to arrange your exclusive viewing.

Please note any people wishing to inspect properties that are tenanted must register their details prior to attendance.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.