

**1/34 Christina Road, Clinton, Qld 4680**

**Raine&Horne.**

**Duplex/Semi-detached For Sale**

Friday, 5 January 2024

1/34 Christina Road, Clinton, Qld 4680

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 130 m2**

**Type:**

**Duplex/Semi-detached**



Steven James

0439111197

**\$360,000**

Raine & Horne Gladstone are proud to introduce 1/34 Christina Road to the current property market and are quite certain that the first Buyer to view this property will buy it straight away..! This is a stunning Duplex Unit, so if you're looking for a well looked after property that you can move straight into, you can't look past this lovely abode. Whether you're just starting out and looking for your first home, looking for a great investment property or looking to downsize, this low maintenance home is just perfect and is going to be extremely popular..! Conveniently located close to Clinton State Primary School or St. John the Baptist Primary School, Child Care facilities, Bunnings Centre, Local Shops and Sporting facilities - this home is sure to appeal to many discerning buyers. The home allows for an easy living, low maintenance lifestyle, that will allow you to live life to the full and take full advantage of our beautiful weather in Gladstone all year round. Features at a glance include - Low maintenance and modern 3 Bedroom home. Air-conditioned modern and spacious kitchen with Stone Benchtops, Gas Cooktop and modern appliances. Open Plan living room with access to the outdoor entertaining area. Air-conditioned main bedroom with a private fernery area off the rear of the home. Air-conditioned Bedroom 2 with all bedrooms having ceiling fans and mirror door built-in robes. Family bathroom with a shower, bathtub, single vanity and separate lavatory. Covered outdoor entertaining area with well maintained gardens to front & rear along with a patio and fire pit seating area. Single Lock-up Garage and Off Street Parking Bay. Council Rates approximately \$3500p.a. Body Corporate Fees approximately \$2163p.a. This is an immaculate home that we suspect will not be available for long, so contact the Marketing Agent Steven James on 0439 111 197 to arrange your inspection today - or you may miss out!