

1/44 J Hickey Avenue, Clinton, Qld 4680

Duplex/Semi-detached For Sale

Wednesday, 24 April 2024



1/44 J Hickey Avenue, Clinton, Qld 4680

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 86 m2

Type:

Duplex/Semi-detached



Donnella Merrett

0400799180

Offers From \$299,000

1/44 J Hickey Avenue presents a splendid opportunity for investors, first-time homebuyers, or those seeking to downsize without compromising on comfort and convenience. This neat and tidy two-bedroom duplex, free from the burden of body corporate fees, offers an exceptional blend of functionality and easy living. Upon entering this neat and tidy residence, you'll be greeted by a spacious open-plan living area, thoughtfully air-conditioned for year-round comfort. The two generously sized bedrooms, each adorned with built-in robes and ceiling fans, assure restful sanctuaries that cater to the Queensland climate. Safety and privacy are paramount, with security screens installed throughout, offering peace of mind for the discerning homeowner. The practicality extends to the outdoors, where a covered patio invites residents and guests alike to indulge in alfresco dining and entertainment within the privacy of the fenced backyard. Additional features that enhance this delightful property include a single carport, handy garden shed, and the convenience of side gates that accommodate extra parking space for a trailer, boat, or caravan. Positioned in an unbeatable location, this duplex is just a stone's throw from local schools, social clubs, sporting fields, and shopping amenities, ensuring all life's necessities are within easy reach. 1/44 J Hickey Avenue is a compelling proposition that combines low-maintenance living with all the benefits of a standalone home, making it a wise acquisition for those looking to invest, downsize or step onto the property ladder. At a glance: - [?] Low set brick duplex built in 1990, corner block, fully fenced back yard with side access to park an extra vehicle. - [?] Open plan living, dining and kitchen complete with air-conditioning. - [?] Galley style kitchen with plenty of cupboard space and electric oven and cooktop. - [?] Two good sized bedrooms both with built in cupboards, ceiling fans and security screens. - [?] Separate laundry conveniently located near the kitchen. - [?] Tidy bathroom includes shower, vanity and toilet. - [?] Outdoor undercover patio that leads out to the fenced back yard. - [?] One undercover car garage. - [?] Yearly council rates at \$3,200 approximately. - [?] Estimate rental appraisal is \$320 to \$350 per approximately. - [?] Currently tenanted until June 2024. Don't delay contact Donnella today for more information or to book your private inspection. *Please note, old marketing photos used for the advertising campaign. **Please allow 24 hour's notice to be given prior to an inspection. ***Please note the information in this advertisement comes from sources we believe to be accurate, but accuracy is not guaranteed. Interested parties should make and rely on their own independent enquiries and due diligence in relation to the property**