

# 1/79 Col Brown Avenue, Clinton, Qld 4680

## Sold Duplex/Semi-detached

Wednesday, 13 September 2023



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**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 392 m2**

**Type:**

**Duplex/Semi-detached**



Angie Kulikov

**\$300,000**

This charming single lock-up duplex boasts three bedrooms and two bathrooms, perfect for families or astute investors. From the moment you approach, the vibrant exterior with its lively, charming colours sets the tone for the delightful experience that awaits inside. As you enter, an open living area seamlessly integrated with a modern kitchen welcomes you. The interior continues the playful theme with colours that create a warm atmosphere. The kitchen becomes complete with a corner pantry and a convenient dishwasher for easy meal preparation. Also, the main bathroom boasts both a bathtub and a separate shower. Open the door to the front patio, sheltered beneath the roof, and envision mornings filled with coffee and evenings spent hosting friends and family. With an easy care allotment, you'll have ample space to create your own outdoor haven. Stay comfortable all year-round with air conditioning in the living area and master bedroom. Lastly, the property is fully fenced with a small rear yard, while security screens throughout the home provide peace of mind. At a glance:

- Air conditioned open plan living with central kitchen including corner pantry, dishwasher, ceramic cook top, under bench oven, microwave cupboard and overhead cabinetry
- Tiled floors with carpeted bedrooms
- Master bedroom of good size with built in robes, ensuite and air conditioning
- Second bedroom also of good size with built in robes
- Main bathroom with bath tub and separate shower, separate toilet for convenience
- Laundry located in single lock up garage
- Under roof patio at the front of the property
- Fully fenced rear yard
- Great location within minutes to Bunnings centre complex, airport, schools and amenities.

Contact Angie today to secure your future with this wonderful property. Council Rates: \$3,450 per annum approx. Rental Appraisal: \$400 - \$420 per week approx. \*\*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\*\*