

**110 Clearview Avenue, Thabeban, Qld 4670**



**Sold House**

Friday, 1 September 2023

110 Clearview Avenue, Thabeban, Qld 4670

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 844 m2**

**Type: House**

**\$465,000**

If you are looking for a low-set, low-maintenance family size home with a child-friendly back yard, and at an affordable price, then 110 Clearview Avenue, Thabeban should be on your inspection list! This brick-and-tile residence is positioned on a level, flood free 844m<sup>2</sup> allotment just 8 minutes from the CBD. Property features include:-The home consists of 4 bedrooms, 3 of the bedrooms with built-ins and fans, ensuite to main, plus an office or potential 5th bedroom-The lounge and kitchen form a spacious open-plan space which opens to the covered outdoor entertainment patio -The living area is cooled with a split system air-conditioner-The double lock up car accommodation provides direct access through to open plan living area and has a 3rd roller door which allows you to drive through the garage and gain access to the backyard-The yard is fully fenced and has good side access with lots of room for a shed or pool-The home is close to schools for all ages, parks, shops and public transport-Simply a great property for the astute buyer ready for you to move in or rent straight out-Newly vacant and ready to move in so a quick settlement can be arranged.Well under replacement cost! - This spacious 4-bedroom home on Clearview Avenue is perfect for first home buyers, investors, or young families! BE QUICK...At a Glance:Land Size: 844m<sup>2</sup> Bedrooms: 4Office: 1Bathrooms: 2 (master with en-suite)Inside living areas: 1Dining area: 1Air conditioning: yesOutdoor areas: 1Lock up car accommodation: 2Rear Access: YesRent: \$550 - \$580p/w (approx.)Rates: \$1,850 per half year (approx.)Safety switch: YesSmoke Alarms: YesAdditional feature/s - Built-In-Robes.Call Daniel Anderson today on 0413 205 827 for more information or to book a private inspection. Also, keep an eye out for the scheduled open home times.