

13 Sundowner Road, Clinton, Qld 4680



House For Sale

Monday, 22 January 2024

13 Sundowner Road, Clinton, Qld 4680

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 320 m2

Type: House



Donnella Merrett
0400799180

\$335,000

Welcome to 13 Sundowner Road, a splendid opportunity for first-time buyers, savvy investors, and those seeking to downsize to a manageable and stylish living space in the heart of Clinton, QLD, 4680. This charming low-set house boasts three generously sized bedrooms, each featuring air conditioning, ceiling fans, security screens, and built-in cupboards for utmost comfort and convenience. The master bedroom is a true retreat, complete with an ensuite, a walk-in robe, and sliding door access to the serene back patio and yard, providing a private oasis after a long day. Entertaining and daily living are a breeze in the air-conditioned open-plan living, dining, and kitchen area. The modern kitchen is a culinary haven with a pantry, dishwasher, wall oven, and gas cooktop. It is further enhanced by exquisite stone benchtops, offering a seating area that's perfect for casual meals or chatting with the cook. Practicality continues with a separate laundry, a handy linen cupboard, and direct access to the clothesline. Outside, the fully fenced backyard promises a low-maintenance lifestyle, allowing more time for relaxation or entertaining in the well-kept yards and gardens. The property features tandem car parking with an electric roller door, ensuring your vehicles are secure and sheltered. Located in the sought-after Clinton suburb, this home is only a short drive from all main amenities, including the vibrant Gladstone East Shores precinct. At a glance: -Built in 2012, set on 320m² fully fenced block. -Three good sized bedrooms, includes air-conditioning, fans, security screens and built in robes. Main bedroom offers ensuite and walk in robe. -Open plan kitchen, living and dining which is complete with split system air-conditioning. -Kitchen offers plenty of cupboard space, dishwasher, wall oven, gas cooktop, stone benchtops and breakfast bar seating. -Separate laundry, linen cupboard and door out to clothesline. -Modern main bathroom is completed with bathtub, shower and vanity. -Private under cover patio leads out to fully fenced back yard. -Tandem car parking with electric roller doors. -Current council rates \$3500 per annum. Situated on a 320-square-metre parcel of land, this house is a gem waiting to be claimed. Embrace the comfort, convenience, and charm that 13 Sundowner Road offers. Don't delay contact Donnella today to book your private viewing! **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**