

140 Col Brown Avenue, Clinton, Qld 4680



House For Sale

Friday, 9 February 2024

140 Col Brown Avenue, Clinton, Qld 4680

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 740 m2

Type: House



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Offers over \$489,000

As the market continues to tighten, quality, locally built family homes with large sheds are becoming more and more sort after! This tidy 4 bedroom/2bath/2living home with an unbeatable triple bay shed with extra high clearance and breezy rear-street access has just hit the market and is ready for new owners on day one! No pesky process of waiting for tenants to vacate – this one has been well kept by the existing owners since it's construction in 2009 and is sure to impress!

- Spacious 740 Sqm block with dual access from both Col Brown Avenue and Julius Crescent. Julius Crescent is an exceptionally quiet, no through road allowing owners of large boats and caravans to comfortably take their time when getting them off the road.
- Over 170sqm of dead-flat, well-manicured rear yard space that's private and family/pet friendly.
- Thoughtful floor plan with open plan living/kitchen/dining PLUS a separate media/living room at the front of the house.
- All four bedrooms are air-conditioned and offer fans, sliding robes and quality vinyl-plank flooring.
- Fresh, bright color scheme throughout with all paintwork in top condition from beginning to end.
- Stylish (and expensive!) plantation shutters on the 2 front bedrooms and living area.
- Timeless white-gloss tiles flow throughout the family/dining/living area. This space boasts spacious storage cupboards with sliding doors and connects directly to the covered patio area.
- The kitchen overlooks the rear patio area which makes for great entertaining and connects to the double lock up garage and laundry.
- The kitchen is exceptionally neat and tidy with all the necessities including a spacious fridge housing, double sink, dishwasher, modern appliances with range hood over glass cooktop, double door pantry and dedicated microwave housing.
- Both bathrooms are neat as a pin with the main bathrooms ideally located close to the 2 front bedrooms offering a separate shower and bath. The ensuite in the king-sized main bedroom is equally neat and tidy with sliding timber framed glazed door.
- The rear yard offers a stunning space that's flat and fully fenced, overlooked by the covered patio area that flows through to the stone courtyard which presents a perfect opportunity to extend!

AND NOW FOR THE SHED! This truly impressive 9m x 6m powered shed with extra high roller door clearance is the perfect home for your toys, workshop & extra vehicle needs. The access to the shed could not be better with double gate access via the rear along Julius Crescent.

- In addition to the triple bay shed, there is also a small lockable garden shed adjacent to a kids play fort meaning there is truly something for everyone in the family!
- Building and Pest Inspections conducted in the past 12 months are available on request along with the final inspection certificates for the dwellings and major improvements since construction!

This is a brilliant home with a lot to offer with highly sort after extras, elevation & style. Get your enquiries in fast and do not miss the first open home as it will likely be the last! Contact Luke from The Watts Team @ LOCATIONS estate agents today for more details. Council rates: \$3,600 approx per annum Rental estimate: \$560 - \$600 p/w

****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****