

142 Col Brown Avenue, Clinton, Qld 4680



Sold House

Friday, 1 September 2023

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Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 710 m2

Type: House

\$475,000

Get ready to be impressed by this lovely family home that ticks all the boxes. With easy backyard access and an expansive two-bay shed alongside a high one-bay carport, it's perfect for those seeking ample storage space. Inside, you'll find spacious interiors featuring 4 bedrooms with the master bedroom offering a walk-in robe, and an ensuite for your convenience. An airy open plan kitchen, living, and dining area with a well-equipped kitchen creates a warm and inviting atmosphere, while a separate media room offers extra space for relaxation or entertainment. Contemporary design showcases in the central bathroom with a bathtub & shower. The backyard is an oasis for both pets and kids, with high fences ensuring privacy and safety during playtime and a two-way garage with backyard access plus three-phase powered shed is ideal for storing caravans or boats. At a glance:

- Built in 2007 set on 710m² block with backyard access
- Newly carpeted four good sized bedrooms, ceiling fans, security screens, built in cupboards in three rooms
- Ducted air-conditioning throughout the home
- Master bedroom offers walk-in wardrobe and modern ensuite
- Main bathroom includes full bathtub, separate shower and modern vanity
- Well equipped kitchen with dishwasher, gas cooktop, large electric oven and pantry
- Open plan living and dining with sliding door access to the undercover patio
- Second living space great for family media room
- Undercover alfresco area
- Two car garage with extra roller door for drive through access to backyard
- Extra height two bay shed with roller doors and attached one bay carport with three phase power
- Water sprinkler system conveniently set up throughout the yard
- Solar power
- Council rates are \$3,600 approximately per annum
- Rent appraisal is \$490 to \$510 per week approximately

Contact Donnella now to arrange a viewing and experience the comfort and convenience that 142 Col Brown Avenue has to offer! **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**