

17 Ballantine Street, Clinton, Qld 4680



Sold House

Friday, 1 March 2024

17 Ballantine Street, Clinton, Qld 4680

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 589 m2

Type: House



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\$455,000

What a great investment opportunity! Two properties on the one title means this two x two bedroom duplex offers dual income from the one outlay. Let's check it out . . .

PROPERTY'S PROUD FEATURES

- NO STRATA/BODY CORPORATE FEES
- Lowset duplex has no steps for easy access
- Solid better construction on a level 589m² block
- Two properties on one Title offering two incomes from one outlay

INTERNAL INVENTORY

- 2 x two bedroom duplexes with modernised bathroom and separate loo
- Tiled throughout both sides for easy cleaning and allergy free living
- Both sides living rooms have air conditioning + one bedroom in Unit 2
- Undercover and secured rear courtyard for entertaining or alfresco dining
- Both duplexes have seen upgrades to the kitchen with dual sinks and modern cabinetry

EXTERNAL ATTRIBUTES

- Side carport provides off-street parking with room for a second vehicle
- Both sides have their own lockable storage shed or workshop area
- Divide or proportion the back yard to each duplex as you see fit
- Slightly elevated rear yard has entertainment area under shade sail
- The rear yard is fully fenced with plenty of room for the kids and pets

WHAT'S GREAT ABOUT THE AREA?

- The CBD, airport and all essential services are minutes away
- Clinton has both private and public schooling within easy access and daycare in the street
- Focal point East Shores with extensive family attractions precinct is just 6 minutes drive
- Gladstone region is at the southern end of the world renowned Great Barrier Reef

This has to be the best investment opportunity in Gladstone or a great option for a low cost home for yourself whilst earning a passive income from next door. Attend an upcoming Open Home or call Jay for more information.