

2/79 Col Brown Avenue, Clinton, Qld 4680

Duplex/Semi-detached For Sale

Saturday, 11 November 2023



2/79 Col Brown Avenue, Clinton, Qld 4680

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 343 m2

Type:

Duplex/Semi-detached



Angie Kulikov

\$309,000

Discover the perfect fusion of comfort, style and convenience with this superbly designed, three-bedroom duplex in Clinton. This delightful duplex presents an outstanding opportunity for discerning investors or retirees seeking a low-maintenance, yet spacious and modern home. As you step inside, you'll be greeted by the generously sized open-plan living area, featuring stylish tiled flooring and an abundance of natural light. The contemporary central kitchen is complete with quality appliances, including a dishwasher, under bench electric oven, ceramic cooktop, corner pantry and plenty of cupboard space. Each of the three well-appointed bedrooms offers ample space and built-in wardrobes, with ceiling fans for added comfort. The master bedroom is truly a sanctuary, set to the rear of the property, boasting a private ensuite and air conditioning to ensure you'll sleep soundly all year round. Storage is never an issue in this thoughtfully designed home, with a large linen cupboard and a single lock-up garage offering ample room for all your belongings. The laundry is conveniently located within the garage, and a remote roller door adds an extra touch of convenience. Entertain in style on the lovely front patio, complete with an under-roof design and lattice for added privacy. The fully fenced rear yard is perfect for those who may enjoy a little garden and easy maintenance living, while security screens and fans throughout the home provide peace of mind and comfort. With a dedicated garage, this wonderful duplex offers everything you need for a relaxed, modern lifestyle. A great location being within minutes to the Bunnings complex, schools, The Tavern and amenities. Don't miss your chance to secure this outstanding property – enquire with Angie today! Council Rates - \$3,450 per annum approx. Rental Appraisal Range - \$400 to \$420 per week** 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**