

# 2 Maraboon Court, Clinton, Qld 4680

## House For Sale

Thursday, 19 October 2023



2 Maraboon Court, Clinton, Qld 4680

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 705 m2**

**Type: House**



Reanna Graham

0474272219

**\$449,000**

Introducing this stunning 3-bedroom, 2-bathroom family home that's nestled in the sought-after suburb of Clinton. This solid brick property is boasting with character and charm and ready for its new owners. With modern, neutral features, plus all the extras, its offering exceptional value and won't last long. Let's take a look at what's on offer: - Step through the front doorway into the open style, tiled, living, dining and kitchen areas. The space where family moments are created, and memories cherished. - The thoughtfully designed kitchen is boasting with ample amounts of drawer cabinetry and electrical appliances, including dishwasher, cooktop, and oven. - What sets this property apart is the large extra-high, covered, outdoor entertainment area, perfect for hosting gatherings with family and friends. The property also benefits from a wrap around patio area, providing multiple outdoor living spaces to relax and enjoy. - Another incredible addition to this home is the 7mx4m powered shed, with its own separate concrete driveway and gate. - The primary bedroom is a private retreat with its own walk-in robe and ensuite, including shower, toilet, and vanity. It is also fitted with vinyl flooring, split system air conditioning, ceiling fans and security screens. - The two additional bedrooms are well-appointed, both with split system air conditioning, built-in robes, ceiling fans, security screens and vinyl flooring. - The main bathroom is offering floor to ceiling tiles, a shower over bath, toilet, and vanity. - The well-manicured, lush green lawns, and established gardens create a serene and welcoming atmosphere. - Your vehicles will find their place in the double-car garage. Take full advantage of the additional carport for your boat or trailer storage. Additional Features:- Eco-friendly with a large 6.6Kw solar system with 32 panels - Ceiling fans throughout- Security screens throughout- Appropriate drainage through the yard - Additional garden shed Located in the coveted suburb of Clinton, you'll enjoy easy access to local schools, parks, and shopping, making it an ideal choice for families, investors or first home buyers. Don't miss this opportunity to make this exceptionally valued house your new home. Contact Reanna Graham today to arrange a viewing and experience the epitome of comfortable, modern living in the heart of Clinton. Year Built - 1999 Block Size - 705m<sup>2</sup> Council Rates - \$3,400 approx per annum Rental Appraisal Range - \$460 to \$480 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\*\*