

# 20 Wedgetail Road, Clinton, Qld 4680

## Sold Duplex/Semi-detached

Thursday, 29 February 2024



20 Wedgetail Road, Clinton, Qld 4680

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 175 m2

Type:

Duplex/Semi-detached



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## Contact agent

Make no mistake, this is not your average modern duplex. This stunning 3-bedroom home set over 2 levels is located in an unbeatable location overlooking the Hill Close Estate park. The property boasts multiple/separate outdoor living areas and 2 separate designated carparks. In immaculate condition, 20 Wedgetail Road offers the best of both worlds with low maintenance living yet with NO body corporate/ strata fees to worry about! All things considered, it's a perfect modern first home option or incredibly positive investment opportunity with near 0.5% vacancy rates in the region. • Dedicated living room overlooks the front patio & neighboring parklands. This space is light & bright with modern, neutral tones, tiled flooring, split-system air-conditioning & ceiling fan. • The living space flows through to the kitchen, passing the timber internal staircase. The spacious kitchen is gorgeous! Complete with MASSIVE double door fridge housing, generous pantry, Wall height oven & gas cooktop, dishwasher, microwave housing & ample bench & cupboard space. Large sliding glass doors lead you from the kitchen to an undercover patio space. • Upstairs features 3 carpeted bedrooms. The master bedroom is very spacious with triple sliding robes, air-conditioning & ensuite. The ensuite is very neat with large modern vanity, shower & toilet. • The remaining 2 bedrooms are both good-sized, coming with sliding robes, ceiling fans & 1 has air-conditioning. • The main bathroom is lovely & modern with extra wide custom vanity, shower & separate toilet. • Spacious & tidy laundry at the rear of the garage with built-in tub & a great amount of storage space. • Low maintenance courtyard, with established trees, garden bed – all fully fenced and offers access to the property front and back. • Single lock up garage PLUS a separate carport, providing ample car accommodation. • Enjoy a short stroll to the lovely estate parklands with playgrounds, picnic areas, BBQ facilities & flat walking paths. This genuinely is a brilliant package with some unique features you will struggle to find elsewhere. Our motivated seller has priced the property exceptionally well for a swift sale in our busy market. Do not hesitate – make contact today! Additional features: Security screens throughout, ceiling fans in every room (including the kitchen & outdoor patios), Gas cooking/hot water, quiet location, walking distance to local primary school/ sporting ovals and the Harvey Road Tavern. Council Rates - \$3,500 approx. per annum Estimate Rental Appraisal - \$440 to \$460 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\*\*