

# 28 Christina Road, Clinton, Qld 4680



## Sold House

Friday, 19 April 2024

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**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 320 m2**

**Type: House**



Hayley Ward  
0431378684

**\$397,000**

Tucked away in a quiet street in Hillclose, this three-bedroom home is more than meets the eye. Built in 2013, this home features a well thought-out floorplan with a modern, sleek design throughout. With a great tenant in place and a 6.6% gross rental return, this home is the ideal investment property. Offering low maintenance living complete with three bedrooms, two bathrooms, open plan living and single garage, you don't want to miss out on this opportunity. At a glance;

- Lowset brick home built in 2013
- Open plan living space, complete with split system air conditioner and sliding door access to the rear patio.
- Modern kitchen design with island bench, electric oven, gas cooktop, dishwasher and ample cupboard space.
- Spacious master bedroom complete with walk-in robe, ensuite and split system air conditioner.
- Two additional, well-sized bedrooms with built in robes and ceiling fans.
- Single garage with remote roller door, internal access and laundry at the rear.
- Fully fenced 320m<sup>2</sup> allotment with garden shed for additional storage and water tank for gardens.
- Re-painted on the exterior
- Council rates: approx. \$3,500 per annum
- Current fixed tenancy in place until 06/06/24 at \$475/wk.
- This property will be sold furnished.

Located in Clinton, this property is a short walk to Clinton primary school, local sporting grounds, Harvey Road Tavern and the Bunnings shopping complex. Just a 5-minute drive to Stocklands, restaurants, medical amenities and other schools. Contact Hayley on 0431 378 684 to arrange an inspection. Please note at least 24hrs' notice is required for inspections as the property is currently tenanted.\*\*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\*\*