

# 28 Dartmouth Close, Clinton, Qld 4680



## House For Sale

Tuesday, 6 February 2024

28 Dartmouth Close, Clinton, Qld 4680

**Bedrooms:** 4

**Bathrooms:** 2

**Parkings:** 2

**Area:** 641 m<sup>2</sup>

**Type:** House



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## Offers Over \$489,000

PROPERTY'S PROUD FEATURES • Solid brick house on a level 641m<sup>2</sup> block • Lowset home has no steps for easy access • Flat rear yard is fully fenced with plenty of room for the kids to play • The home is positioned against a natural backdrop meaning no rear neighbour

INTERNAL INVENTORY • Four bedrooms, two bathrooms, suitable for the growing family • Large master bedroom has air-con, walk-through double robes and ensuite • Three remaining bedrooms and main bathroom are located in a separate wing • Carpeted lounge room offers a central family gathering space within the home • Tiled modern kitchen has connecting dining room and family room with external access

WHAT'S GREAT EXTERNALLY? • Overlooking the natural setting to the rear provides a tranquil backdrop • The undercover bbq and entertainment area has plenty of scope for extension • Side access allows for off-street storage for the tinnie, trailer or additional parking • Fully fenced level back yard offers safe play for the young family members and the fur kids

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 • 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 family home is walking distance to schools with four bedrooms, separated lounge room from the combined family/kitchen and a fully fenced back yard. Being a low set brick house means no steps and easy care low maintenance, ideal for the growing family or astute investor. Attend an upcoming Open Home or call Jay for more information.

Disclaimer: Floor plan is indicative of house layout and not necessarily accurate or to scale