

**29 Campbell Street, Clinton, Qld 4680**



**House For Sale**

Saturday, 27 April 2024

29 Campbell Street, Clinton, Qld 4680

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 6**

**Area: 607 m2**

**Type: House**



Shane McLeod

## NOW UNDER CONTRACT

.... then get your skates on and make it a priority to secure this one, located in family popular Clinton. The sellers have now moved on and their hard work in getting all the big money jobs completed in recent years will be for your benefit for years to come. Look at what this home has to offer: UPSTAIRS \*Four carpeted bedrooms upstairs, including two master size rooms - one with an adjoining make up or sitting room - and all are airconditioned. Built in robes fitted to two and room for them in the others \*Polished hardwood floors flow through the airconditioned, open plan living area and kitchen \*Your laminate finish kitchen features an island bench loaded with drawer storage and a breakfast bar. Ceramic stove cooktop with rangehood and electric under bench oven, dishwasher, generous fridge space and pantry. \*A large sunroom room greets you on entry - perfect for a home study space or upstairs kids playroom. \*The rear verandah is great for an afternoon drink or quick evening meal.DOWNSTAIRS \*Secure stairs to the lower level from the top verandah \*You'll love the downstairs games room and bar. Bring a pool table or set up your home projector for big screen action. The bar is fully plumbed and has half dishwasher for easy clean up at the end of a big night \*There's also an adjoining studio which would be ideal for a home business with the separate external access, a gym room or even an extra bedroom \*The lower level bathroom has just been renovated and adjoins the laundry \*If you need extra storage or a small hobby room, you'll find that down here as well, behind the single garage. The garage has an automatic door and internal entry to the games room\*OUTSIDE \* The Shed - a big double bay entry shed with extra space on the side for work benches or shelving, plenty of power points and lighting. There's side access down the right side of the house via separate gates \*Plenty of fenced yard parking with two driveways and a concreted pad on the left side for a mid-size boat, van or trailer \*The yard is all level and fenced for kid and pet safe play. They'll love the swing set and you'll love a night around the firepit with a bevvie and good friends.Located handily to two primary schools, suburban and major shopping, eateries, hotel, airport and much more. Clinton is one of Gladstone's most consistent and well performing suburbs due to it's family demographic and position. Annual rates are \$3332.70pa with a further 10% discount on the general rate for early or on time payment. A rental appraisal will be completed and the sellers have also provided a building inspection for your perusal. A chemical termite barrier was installed in December 2023.If you are finance ready to purchase, please forward your documentation when requesting your inspection by appointment only. Don't forget to check out the full walk through video featured in this listing.