

**37/47 McDonald Flat road, Clermont, Qld 4721**



**Apartment For Sale**

Thursday, 13 June 2024

37/47 McDonald Flat road, Clermont, Qld 4721

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Carolyn Franzmann

## **\$199,000 Fully furnished**

Picture this...a modern unit, 3 beds, 2 baths upstairs, an extra toilet downstairs, office space downstairs which could be an extra bedroom, modern tiles throughout the ground floor and hardwearing carpets in the bedrooms, built-ins in every room, in fact more storage than you can poke a stick at, fully furnished all for less than \$200,000 and you are looking at a winner!! Upstairs the airconditioned bedrooms all have built ins, and ceiling fans. There is a separate toilet, family bathroom and an ensuite off the main bedroom. The rooms are light and airy. Downstairs the galley kitchen has all the required elements – large pantry cupboard, rangehood, gas cook top, electric oven and dishwasher. The kitchen overlooks the open plan dining and living areas. Also on the ground floor are a spacious laundry with a large floor to ceiling built in cupboard, a separate toilet and powder room, and an office space with built in wardrobes, potentially a fourth bedroom. Large sliding doors lead from the living area out to the entertaining area which is surrounded by a no frills backyard, low maintenance native shrubs, just what an intelligent investor looks for in a property – plants that survive regardless of the efforts of tenants – not all of us have green thumbs! There is secure parking with roller door access plus an additional car port space at the front of the unit. This unit is in a complex of 80 units with shared pool and BBQ facilities. The complex is close to the business area of town, and the complex has been consistently tenanted for many years. These units are the pinnacle of easy modern living. Gen Z, predicted to become the largest renter demographic by 2030, love these types of properties... modern, neat lines and shared facilities which are Insta-worthy without the hassle of upkeep!! Contact Carolyn to organise an inspection today!