

4/3 Christina Road, Clinton, Qld 4680



Sold Townhouse

Sunday, 24 March 2024

4/3 Christina Road, Clinton, Qld 4680

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 53 m2

Type: Townhouse



Donnella Merrett
0400799180

\$255,000

Nestled within the sought-after Clinton estate, 4/3 Christina Road emerges as a quintessential opportunity for the first home buyer, savvy investor or those seeking to downsize. This very tidy townhouse boasts a compact yet highly functional land footprint of 81m², offering a low-maintenance lifestyle without sacrificing comfort or convenience. Inside, the residence reveals two well-appointed, air-conditioned bedrooms, ensuring a comfortable and serene retreat. The modern bathroom is sizeable, featuring a shower, toilet, and a sleek vanity unit. At the heart of the home, the open plan living, kitchen, and dining areas are air-conditioned, creating a harmonious space for relaxation and entertaining. The space extends gracefully onto a timber-decked verandah, perfect for unwinding or dining alfresco. Culinary pursuits are elevated in the contemporary kitchen, equipped with a dishwasher, gas cooktop, electric oven, and ample cupboard space complemented by stylish white cabinets and chic black granite benchtops. Practicality is enhanced with a separate laundry area and a secure, lock-up garage with an electric roller door for your vehicle. The property's prime location is within walking distance to day-care facilities, a primary school, the Bunnings complex, and the popular Harvey Road Tavern, ensuring all life's necessities are conveniently at your doorstep. At a glance: - Detached townhouse, set in small complex of 4 dwellings, built in 2012, fully fenced. - Two bedrooms completed with air conditioning, carpets and ceiling fans. - Air conditioned open plan living, kitchen and dining area that leads out to timber decked verandah. - Kitchen includes dishwasher, gas cooktop, electric oven completed with stone bench tops. - Good sized bathroom with shower, vanity and toilet. - Separate laundry located near the lockable single car garage. - Insurance fees per year \$789 approximately. - Very low body corporate fees per year \$716 approximately. - Council rates per year \$3,200 approximately. - Estimate rental appraisal \$320 to \$350 per week. Embrace this delightful home as your entry into the property market, a wise investment, or the comfortable downsize you've been searching for in Clinton, QLD. Reach out to Donnella today for more information or to book your private viewing. **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**