

**40 Beatty Street, Clermont, Qld 4721**



**Sold House**

Friday, 10 May 2024

40 Beatty Street, Clermont, Qld 4721

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1004 m2**

**Type: House**



Natalie O'Neill

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**\$193,000**

Nestled on a large 1004 sqm fenced freehold allotment close to schools and all services, this unique property consists of 2 separate dwellings, and is currently rented out. Main house features a kitchen with electric stove, rangehood, double sink, and pantry; carpeted lounge room with split system air-conditioning; 2 carpeted bedrooms with built-ins and split system air-conditioning; bathroom with shower over bath and vanity; internal laundry; and separate toilet. Granny flat features a motel-type layout with air-conditioned kitchenette and bedroom area; and bathroom with shower, vanity and toilet. There is a shared double carport, large grassed yard, rainwater tank and clothesline; and both 'main house' and 'granny flat' are completely self-contained. So many options available here - live in one and rent the other out to top up your income, rent both out, keep both for yourself, and/or use the second dwelling for independent children, extended family, friends, or guests. Please call LJ Hooker Clermont today on 0749 831 011 to arrange your inspection!