

**41 Clearwater Street, Bethania, Qld 4205**

Place. **P**

**Duplex/Semi-detached For Sale**

Friday, 5 April 2024

41 Clearwater Street, Bethania, Qld 4205

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 452 m2**

**Type:**

**Duplex/Semi-detached**



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## **Best Offer by Wednesday 1st May at 12:00pm**

Welcome to 41 Clearwater Street, Bethania, where modern living meets suburban charm. This unique dual key property comprises two townhomes, offering a versatile and appealing opportunity for both homeowners and investors alike. The first townhome features two bedrooms, while the second boasts three bedrooms, catering to various lifestyle needs. Nestled in a prime location in Bethania, these townhomes are designed for contemporary living. Each home showcases spacious living areas, modern kitchens with sleek finishes, and well-appointed bathrooms. The outdoor spaces are thoughtfully landscaped, creating a private oasis for relaxation and entertainment. When making your way through the property, as you step into the spacious living room, you'll immediately notice the seamless flow of this inviting space, complemented by the added comfort of air-conditioning. Ideal for hosting gatherings, the open plan living/dining area seamlessly connects with the kitchen and opens up to a tranquil, low-maintenance courtyard. The chef's kitchen is both spacious and contemporary, featuring modern appliances and sleek benches, which work to create a stylish and functional culinary space. This space also offers residents the opportunity to create a designated study space, should they wish. Located just off the living area, the internal laundry and powder room are ideally positioned for family convenience. Continuing through the property, you will find that the bedrooms are generously sized, complete with built-in robes and ceiling fans. The master suite also has a spacious en-suite while the remaining guest beds share the family bathroom. Specifically catered in its family-friendly appeal, with multiple bedrooms, ample living space, and a tranquil neighborhood setting, these townhomes are perfect for families looking to settle in a welcoming community. Additionally, the proximity to schools, parks, and shopping centers adds convenience to daily living. For investors, 41 Clearwater Street presents an attractive opportunity with strong rental demand, with the property currently being rented for approximately \$1,000 per week, and further potential for capital appreciation. The well-maintained and modern design of the townhomes ensures long-term appeal to tenants, making it a valuable addition to any investment portfolio. We invite you to explore the charm and potential of 41 Clearwater Street, Bethania. Contact us to schedule a viewing or attend one of our upcoming open houses to discover the endless possibilities these townhomes offer for modern living or investment success. Disclaimer: We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.