

**41 French Street, Clermont, Qld 4721**



**Sold House**

Thursday, 4 April 2024

41 French Street, Clermont, Qld 4721

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1012 m2**

**Type: House**



Natalie O'Neill

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**\$210,000**

If you are ready to enter the home-owners market, then this is the property for you! Perfect to live in or as an investment. Currently achieving \$350/wk with excellent tenants in place. Not only is it situated in a prime location close to shops and schools, it is spacious, AND it is renovated! Comprising 3 bedrooms (all with splits plus WIR to main); a semi-open plan lounge, dining & kitchen with box a/c's, pantry, dishwasher, electric stove, feature pressed metal splashback, and fretwork in the lounge; bathroom with shower over bath, timber vanity, and toilet; front entry room; timber flooring throughout; and front verandah. Downstairs houses the laundry, a second toilet, a storeroom, plus storage space and or/entertaining area. Other extras include a 2.5kw solar system, double side carport, 1200-gallon rainwater tank, garden shed and relaxing fire-pit area. This solid family home is complimented with a colourbond fence around all sides and occupies a large 1012sqm freehold allotment providing a great space for kids and pets to safely play, and plenty of room for storing that trailer, caravan, or boat. Combining modern comforts with original character this home radiates easy living with a warm cosy feel. Be quick to inspect this property, please call LJ Hooker Clermont on 0749 831 011.