

**42 Col Brown Avenue, Clinton, Qld 4680**

PRD.

**Sold House**

Friday, 23 February 2024

42 Col Brown Avenue, Clinton, Qld 4680

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 878 m2**

**Type: House**



Deardrie Keleher

**\$461,000**

This welcoming 4 bedroom 2 bathroom residence located in the sought-after suburb of Clinton offers a seamless blend of comfort and convenience, appealing to first-time homebuyers, growing families, and savvy investors alike. With a generous land area of 878 sqm, there is plenty of room for kids to play and for entertaining guests. • Spacious carpeted living area, equipped with air conditioning and a ceiling fan. • Open-plan tiled kitchen and dining area, featuring a ceiling fan and air conditioning for added comfort. • Kitchen boasts ample storage space, electric stove, and stainless steel oven. • Carpeted main bedroom with air conditioning, ceiling fan, mirrored robes, and ensuite including a shower, toilet, and vanity. • Three additional bedrooms, all carpeted and equipped with ceiling fans and mirrored robes; one bedroom includes air conditioning. • Main bathroom offers a shower, vanity, bath, and separate toilet for convenience. • Fully fenced yard with an undercover back patio, perfect for outdoor entertaining. • Property backs onto bush land • Generously sized yard with a garden shed for added storage. • Double electric roller door garage for secure parking. • Complete security screened throughout the property ensures peace of mind. • Currently tenanted vacant in April 24 This property is situated in the sought-after Clinton area, known for its peaceful neighborhood vibe, proximity to reputable schools, shopping amenities, and approx 10-minute drive to the CBD and the stunning East Shores precinct. This property presents an exceptional opportunity for a comfortable and convenient lifestyle. Contact Deardrie today for a private inspection or for further details. \*\*Disclaimer: The images are indicative only and are presented for illustrative purposes. While we strive to present the actual condition of the property, we strongly suggest that prospective buyers take the time to visit the property.