

**46 Clark Street, Clifton, Qld 4361**



**Sold House**

Thursday, 30 May 2024

46 Clark Street, Clifton, Qld 4361

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 1305 m2**

**Type: House**



Kathy Hohns

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## Contact agent

Passionate buyer desired for the old style home, someone who has the time, creative mind, money too and someone handy with tools would be ideal to give this 'Beauty' the makeover this family home deserves. Hidden behind unruly shrubs and hedges is this Queenslander, estimated build early 1900's, and perched at the front of a 1305 m2 corner allotment, allowing two street access plus a great big back yard where the kids can hide and play under shaded areas. Excellent location, you can walk everywhere in the small Township of Clifton, or the drive toward both Toowoomba & Pittsworth is 45 km. Typical features of this Queenslander include: • polished timber floors • high ceilings • sash windows • central hallway • pyramid roofing with skillion over the verandah areas • verandah along the front extending along the northern side • re-roofed in recent years, guttering and stumps yet to be replaced. This home has loads of potential and has been worth waiting for. • 3 double bedrooms • formal lounge room • kitchen with room to dine • partly enclosed side verandah with louvre windows and doors on each end • bathroom with shower over bath + vanity • separate toilet room • downstairs laundry is a later add-on • large cemented area with insulated roofing overhead at the back of the home adjacent to the side verandah access • 3 bay colorbond garage (2 roller doors) • lawn locker

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