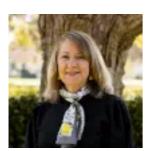
## 46 Clark Street, Clifton, Qld 4361 Sold House



Thursday, 30 May 2024

46 Clark Street, Clifton, Qld 4361

Bedrooms: 3 Bathrooms: 1 Parkings: 3 Area: 1305 m2 Type: House



Kathy Hohns 0417197746

## 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 lockerYour opportunity 'AS IS' - 'IS NOW'AUCTION ON SITE - SATURDAY 29 JUNE, 10AMPRIOR OFFERS CONSIDERED (AUCTION TERMS APPLY) DISCLAIMER: Whilst every effort has been made to ensure the accuracy of information contained about this property, it does not constitute any warranty or representation by the vendor or agent. All information contained herein is gathered from sources we consider to be reliable. All interested parties must solely rely on their own inspections, enquiries and searches with all relevant authorities.