

55 Harmony Drive, Clinton, Qld 4680



Sold House

Monday, 14 August 2023

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Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 479 m2

Type: House

\$505,000

It's not very often that a property such as this comes to the market. This property offers a great opportunity for the following buyers:

- the savvy investor looking for dual income stream, being two properties on one title with NO body corporate fees
- the duplex style living arrangement may be the perfect solution for those caring for family members whilst allowing them the privacy of separated living
- it's also a great opportunity for owners who want to earn a passive income from one side whilst they live in the other.

Side A has three large carpeted bedrooms and two bathrooms. The generous sized master is complete with air conditioning, a ceiling fan and a large ensuite and built-in robes. The tiled living area, positioned at the end of the home, has combined kitchen, dining and living rooms which opens to an easily maintained grassed yard and established raised garden beds, offering the perfect space for a young family to play or a small dog run, being fully fenced and very private.

Side B would suit a couple or single person requiring a comfortable smaller home, easy to maintain with two carpeted bedrooms with built-ins, a tiled bathroom, air-conditioned and tiled kitchenette with room for a two seater dining table and lounge chairs. The living area also opens up to an intimate outdoor space with an established garden, grassed area and again is suitable for a small dog.

Here's what we know you will love about this property:

- Modern duplex with regular dwelling street appearance and NO body corporate
- 5 bedrooms, 3 bathrooms, 2 separate remote controlled garages
- Suitable for families looking for dual living or savvy investor realising double income
- Fully fenced, 2 private courtyards with established garden beds
- 9 years old with modern décor and in great condition
- Quiet and established estate, close to schools, shops and the airport

Set in the quiet, established Hill Close Estate with designated play grounds and bbq areas, it's walking distance to local schools and shops, Harvey Road Tavern and Bunnings shopping precinct and easy access to town centre, Bruce Highway or the airport. Both sides have tenancies in place until early 2024. Move in then or ask me about the option of NRAS annual subsidy totaling over \$22,000. Whatever your circumstances, an inspection will definitely impress. Call Jay today or attend an upcoming Open Home.