

6 Aerodrome Road, Clinton, Qld 4680



House For Sale

Friday, 14 June 2024

6 Aerodrome Road, Clinton, Qld 4680

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 607 m2

Type: House



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Offers Over \$299,000

Nestled in the heart of the relaxed suburb of Clinton, 6 Aerodrome Road presents a splendid opportunity for buyers seeking a unique blend of style and comfort. This charming property is set on a modest 607-square-metre parcel of land. Upon entering this delightful 2-bedroom, 1-bathroom residence, you're welcomed by a unique design filled with character and charm. Perfect for first-time homebuyers, families, or investors, this property promises both comfort and value. Let's take a look at what's on offer:- Step inside to discover the spacious kitchen, living & dining areas. The living area is an inviting space, fitted with a large split system air conditioner, wooden floorboards and is perfect for cozy family gatherings and or as an entertainment zone.- The heart of the home features a well-appointed kitchen with a standalone oven, double sink, and an incredible amount of storage cabinetry.- The kitchen seamlessly connects to the sprawling outdoor covered deck, ideal for hosting memorable family gatherings and an valuable asset to this property.- The primary bedroom is carpeted and includes, split system air conditioning, ceiling fan and mirrored built-in robes. - The second bedroom, also carpeted, offers a ceiling fan, box air conditioning, and a wardrobe.- The main bathroom features a shower over bath, vanity, linen cupboard and toilet. - The laundry is located in the large single carport and includes a wash sink. - The fully fenced property ensures security and privacy and is equipped with an electric hot water system.- Conveniently located directly across from the airport, offering unparalleled accessibility for frequent travellers.- Situated within walking distance to local schools and shop and just a short drive to the Gladstone CBD. This unique piece of real estate in the heart of Clinton is an opportunity you won't want to miss. Whether you're a first-time homebuyer, a family looking for a cozy residence, or an investor seeking a valuable asset, 6 Aerodrome Road is the perfect choice. Important Information: Current weekly rental amount - \$300 Current Lease Dates - 29th August 2023 - 29th August 2024 Last known rental price change - 27th February 2023 Rental Appraisal - \$350 - \$380 per week Council Rates - \$3,400 approx per annum **Please note the information in this advertisement comes from sources we believe to be accurate, but accuracy is not guaranteed. Interested parties should make and rely on their own independent enquiries and due diligence in relation to the property**