

6 Bristol Place, Clinton, Qld 4680

House For Sale

Thursday, 16 November 2023



6 Bristol Place, Clinton, Qld 4680

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 740 m2

Type: House



Donnella Merrett
0400799180

Offers From \$449,000

Discover the perfect family haven at 6 Bristol Place, Clinton, QLD, 4680. This immaculately presented, solid low-set brick home is situated on a generous 740-square-metre block, nestled in a quiet cul-de-sac within the highly sought-after Clinton suburb. Boasting four spacious bedrooms, two bathrooms, and an abundance of impressive features, this stunning property is ideal for families, first home buyers, and investors alike. Step inside to experience the exceptional air-conditioned open plan living, complete with a well-appointed kitchen, dining, and lounge area, all designed to effortlessly cater to the needs of modern family living. The additional media/lounge room offers the perfect space for family movie nights or a quiet retreat to unwind and relax. Entertaining is made easy with the covered outdoor patio and entertainment area, surrounded by beautifully established gardens, creating an inviting and tranquil space for hosting family and friends all year round. The property provides ample parking with three dedicated spaces, with side access to the third large undercover parking, ideal for storing boats or caravans securely. The convenient location of 6 Bristol Place in Seaview Heights Estate cannot be overlooked, as it is in close proximity to a range of fantastic facilities, including schools, medical centres, public transport, restaurants, and shopping complexes. At a glance: -Steel framed home built in 2003 set on 740m² block with fully fenced back yard and side access, with room to build a shed or add a pool (STCA) -Double car garage with remote-controlled door, storage cupboard plus side access to third parking space. -Four great-sized bedrooms, all offer split system air-conditioning, ceiling fans and built-in cupboards. -Master bedroom includes walk in robe and spacious ensuite. -Air-conditioned large open plan living, kitchen and dining area. -Perfectly positioned kitchen with plenty of cupboard space, dishwasher, electric oven/cooktop and breakfast bar seating. -Carpeted separate media/lounge room. -Very tidy main bathroom with shower, bathtub and vanity. -An outdoor undercover patio that joins to the extra parking space for large entertainment area if needed. -Established beautiful gardens surround the home, easily maintained with underground irrigation. -Council rates approx. \$4000 per year including water usage. -The estimated rental appraisal range is \$470 to \$490 per week. Don't miss your chance to secure this incredible home in the heart of Clinton. Impeccably maintained and filled with a warm, welcoming atmosphere, year round cool breezes, 6 Bristol Place is a fantastic opportunity to secure the ultimate family home or a rewarding investment! Don't delay contact Donnella today to for further information or to book your private inspection : 0400 799 180 **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**