

**6 Cania Way, Clinton, Qld 4680**



**House For Sale**

Friday, 26 April 2024

6 Cania Way, Clinton, Qld 4680

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 3**

**Area: 700 m2**

**Type: House**



Donnella Merrett  
0400799180

## OFFERS FROM \$499,000

This charming five-bedroom, low-set brick residence, perfectly tailored for growing families, discerning investors, or those seeking to upsize. As you step inside, you'll be greeted by the tiled lounge area, an ideal space for family gatherings or a tranquil retreat after a long day. The heart of the home, a well-appointed kitchen, features a dishwasher, wall oven, and electric cooktop, making meal preparation an absolute delight. Comfort is guaranteed year-round with ducted air conditioning throughout the home, ensuring a pleasant environment no matter the season. The main bedroom serves as a personal sanctuary with its own ensuite bathroom, offering privacy and ease. Family functionality continues with the main bathroom, equipped with a shower, bathtub, and vanity, alongside a separate laundry for your convenience. The two-car garage includes drive-through access to the backyard, leading to a versatile two-bay shed; with one side currently configured as a rumpus or multipurpose room, it is a perfect space for hobbies or an additional entertainment zone. Step outside to the outdoor undercover patio, where alfresco dining and leisure blend seamlessly, all within the confines of a fully fenced backyard, providing a safe haven for children to play and pets to roam. At a glance: -? Low set brick home, built in 1996 set on 700m2 fenced block.-? Five bedroom home with newly installed carpets.-? Spacious main bedroom includes private ensuite. -? Ducted air-conditioning and security screens throughout the home.-? Kitchen offers dishwasher, wall oven and electric cooktop.-? Separate laundry with access door to clothesline.-? Main bathroom offers shower, bathtub and vanity.-? Outdoor under cover patio. -? Two car garage with drive through access to back yard.-? Two bay shed with one side currently set up as a multipurpose room.-? Fully fenced back yard with garden shed.-? Council rates \$3,800 approx per year. -? Estimate rental appraisal is \$600 to \$650 per week approx.. This property is not just a house; it's a canvas for making memories and a foundation for a joyful lifestyle. Don't delay contact Donnella today for more information or to book your inspection. \*\*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\*\*