

62 Col Brown Avenue, Clinton, Qld 4680



House For Sale

Sunday, 22 October 2023

62 Col Brown Avenue, Clinton, Qld 4680

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 777 m2

Type: House



Jay Ellison

0434644799

OFFERS OVER \$445,000

WHAT ARE THE PROPERTY'S FEATURES? • Solid brick house on a level 777m² block • Lowset home has no steps for easy access • Flat rear yard is fully fenced with plenty of room for the inground pool • The home is positioned against a bushland backdrop so no rear neighbour

WHAT'S HAPPENING INTERNALLY? • Four bedrooms, two bathrooms, suitable for the growing family • Master bedroom has air-con, walk-through double robes and ensuite • Centrally located kitchen has connecting meals area and tiled dining room • Carpeted lounge room offers separation from the family areas

WHAT'S GREAT EXTERNALLY? • Double car garage has internal access and rear yard door • Fully fenced yard with side access and room for the tinnie • Large back yard has garden shed and is level for ease of mowing • The undercover rear entertainment area has plenty of scope for extension • There's a rear double gate providing access from the vacant land behind the property

WHAT'S SO GOOD ABOUT THE AREA? • Clinton has both private and public schooling within easy access • The CBD, airport and all essential services are minutes away • Focal point East Shores precinct has extensive family attractions • Gladstone region is at the southern end of the world renowned Great Barrier Reef

WHO IS THE IDEAL BUYER? • Growing families needing walking distance to local schools • Upsizers wanting more bedrooms, room for the kids to play or a pool • Investors assured of solid returns and capital growth potential

This family home is walking distance to schools with four bedrooms and a large back yard with room for an inground pool for upcoming summer fun. Being a low set brick house means low maintenance and no steps. Attend an upcoming Open Home or call Jay for more information.

Disclaimer: Floor plan is indicative of house layout and not necessarily accurate or to scale