

**897 Clarendon Road, Clarendon, Qld 4311**



**Sold House**

Tuesday, 5 September 2023

897 Clarendon Road, Clarendon, Qld 4311

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 9**

**Area: 2 m2**

**Type: House**

**\$672,000**

5 ACRES, POOL, SOLAR, STABLES, ABUNDANT SHEDS & TANKS, DAM, PADDOCKS This fantastic 5 acre-block offers an abundance of sheds/storage spaces, water tanks and paddocks. The low-set brick home features 2x 5kw solar power systems, 6x air-conditioners, multiple living areas, dedicated dining space, kitchen with breakfast bar and an abundance of storage and preparation options, 4 carpeted bedrooms with A/C and built-in wardrobes, 2 well-finished bathrooms, large covered outdoor entertaining area/alfresco and a near-new sparkling in-ground pool. The Sellers have advised that they are open to selling at OR prior to the Auction, enquire now to secure your interest.

Investor Information:- Rental Appraisal \$850 per week- Vacant & Move-in ready

Auction Information: - If not sold prior, the Auction is to be held ON-SITE at 2pm on Friday the 29th of September 2023- Please arrive 15 to 20 minutes prior for bidder registration

Property Information: - Powered Triple Bay Roller Door Shed (approx. 9m x 7.5m)- Storage Building / Office / Flat (approx. 4m x 4m)- Double bay tilt-door shed (approx. 6m x 6m)- Powered Single Bay Roller Door Shed (approx. 6m x 3.6m)- Stables (approx. 6m x 7.4m) + wash bay- Roller Door Shed + Storage Bays (approx. 12m x 6m)- Covered animal enclosure (Front Paddock)- Covered animal shelter (Paddocks 2 & 3)- Dam to the rear of the block with laneway access - Fully fenced property + a variety of paddocks / yards- 4x large water tanks + 1x small water tank (tank water only)- Septic sewerage system - 2x 5kw Solar Systems - 2.05-hectare block (approx. 5 acres)

House Information:- Well-sized, air-conditioned main lounge room with bay window and ceiling fan; tiled - Dedicated dining space adjacent to the kitchen / family room with external access via glass sliding door; tiled - Air-conditioned family room / secondary lounge with direct glass sliding door access to covered patio / pool; tiled - Large horse-shoe kitchen with tiled splashbacks, peninsula breakfast bar, built-in microwave space and a variety of preparation and storage options- Kitchen appliances include a stainless-steel built-in oven, electric cooktop, stainless-steel retractable rangehood and a dishwasher - 4 air-conditioned bedrooms; all with built-in wardrobes and carpet- Master bedroom is air-conditioned and features a walk-in wardrobe and ensuite with glass-screened shower with detachable showerhead and wall heater- Main bathroom with both a glass-screened shower and bathtub; separate toilet- Covered outdoor entertaining area / alfresco overlooking the near-new in-ground pool - Dedicated internal laundry with convenient external access via glass sliding door

Call Nick Knauseder - 0422 904 007 [nick.k@elders.com.au](mailto:nick.k@elders.com.au)

Disclaimer: This property is being sold without a price therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.