

**93 J Hickey Avenue, Clinton, Qld 4680**



**House For Sale**

Wednesday, 7 February 2024

93 J Hickey Avenue, Clinton, Qld 4680

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 850 m2**

**Type: House**



Michael Byrnes

0405954034

## OFFERS OVER \$699,000

Situated on a generous 850m<sup>2</sup> allotment this split level home is oozing with character and offers everyday living on a grand scale. This is the ideal leisure home boasting stunning harbour views, sparkling spa and so much more. Located in the convenient and family suburb of Clinton this solid 1992 built home offers a great deal of pride and is a class apart from the rest on the market. Surround yourself in style with the newly renovated bathroom, kitchen and laundry. Dare to be different with this remarkable property that offers plenty of character while still offering that fresh and modern feel. At a glance :- Four well-sized bedrooms featuring new carpet, split system air conditioning, built in robes, blinds and ceiling fans.- Ultra modern and recently renovated main bathroom with all the high end finishes that today's buyers are seeking. Equipped with double sized shower, bath, vanity, floor to ceiling tiles, plantation shutters and additional storage.- Stylish kitchen located at the heart of the home featuring subway tiled splash back, stainless steel dishwasher, electric oven/cooktop, breakfast bar and views from your kitchen sink.- Open plan living/dining room with the most amazing pitched ceiling which will leave all buyers in awe as they make their way through this special space. Giving you that real sense of space this is truly a breathtaking feature of the home.- Newly renovated laundry which smartly ties in with the kitchen and offers plenty of storage.- Tiled outdoor entertaining area capturing the most brilliant views of the harbour and Mt Larcom. Overlooking the spacious backyard this is truly a breathtaking view that you will never get tired of.- Office/Studio with dedicated entry which can be utilized in so many ways and shows off this home full versatility. Whether you run a business from this space, work from home or use as a fifth bedroom this is a room that will meet today's buyers needs.- Downstairs rumpus room where two of the bedrooms are located and is the ideal area to accommodate a teenager, elderly parent etc. With plenty of room for a lounge, tv and kitchenette there is plenty of value with a space like this.- Second bathroom located downstairs offering shower, vanity and separate toilet for added convenience.- Lower level timber deck with in-built spa. Enjoy an afternoon beer or wine while relaxing in the sparkling and private spa.- Flat and fully fenced backyard with established gardens and ample room for kids and pets. Let the kids run wild in the backyard while you keep an eye on them from the upstairs outdoor deck.- Generous side access leads you to the powered double bay shed which will tick plenty of buyers in the Gladstone market.- Council Rates: \$3,700 per annum approx.- Rental Appraisal: \$690 to \$730 per week approx. High on style and ticking all the boxes this is truly a genuine all-rounder forever home that doesn't often show itself in the market. Dare to be different and go with the home you've always admired. Contact Michael Byrnes today on 0405 954 034 or email [michael@locationsestateagents.com.au](mailto:michael@locationsestateagents.com.au) before it's too late.\*\*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.\*\*