

# 1 Kates Street, Clifton, Qld 4361



## House For Sale

Thursday, 4 July 2024

1 Kates Street, Clifton, Qld 4361

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 911 m2

Type: House



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## Offers Over \$399,000

The size of a shed can be very important if it serves specific functions such as storage, a workshop, hobby space or simply entertaining. For some people, the utility and functionality provided by a shed might outweigh the need for extra living space within the house. Here are a few reasons why a larger shed might be prioritized over house size:

1. **Storage Needs:** A larger shed can accommodate tools, gardening equipment, bicycles, and seasonal items, freeing up space inside the house.
2. **Hobbies & Projects:** If you have hobbies that require space, such as woodworking, painting, or crafting, a larger shed can serve as a dedicated workspace.
3. **Home Office or Studio:** With the rise of remote work and creative pursuits, a shed can be converted into a home office, or even a small gym.
4. **Cost-Effectiveness;** Expanding or enhancing a shed is often more cost-effective than adding square meterage to a house.
5. **Outdoor Living:** A larger shed can support outdoor living by providing storage for patio furniture, grills, and other outdoor entertainment equipment.

Ultimately, the importance of shed size versus house size depends on individual needs, lifestyles, and priorities. This 3 bedroom, 2 bathroom home features a 3-metre-wide deck that wraps around from the northern aspect to the eastern side. Sensational for entertaining. With fans in the bedrooms and lounge, as well as air conditioning in both the lounge and main bedroom, you are sure to stay cool during the hot days of summer. The house boasts polished floors throughout, with carpet in the bedrooms, a sunroom, and a separate laundry. Additionally, there is THE 3-bay Colorbond shed measuring 9 meters deep by 10.5 meters wide with 2.8 meter high roller doors, with kitchenette plus 2 garden sheds. The property benefits from both town water and 15,000-litre water tank system. Other features include a gas stove/oven & electric hot water. On a 911m<sup>2</sup> North facing corner block, this home is beautifully presented and is ready for you to move in now.