

# 11 Dame Pattie Avenue, Clinton, Qld 4680



## House For Sale

Sunday, 23 June 2024

11 Dame Pattie Avenue, Clinton, Qld 4680

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Area: 781 m2**

**Type: House**



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## Offers Over \$450,000

This 4 bedroom family home in Clinton is situated in one of Clinton's best streets! Just 1.5kms away from St John's School and 2kms to Gladstone Home Maker Centre & Clinton State School, this home will be perfect for couples and growing families alike. The show stopper of the home is the kitchen, providing plenty of bench space, heaps of drawers, massive pantry and induction cooktop. There is also a combined butlers pantry/laundry providing additional bench and storage space. The bedrooms are large and 3 rooms have built-in mirrored wardrobes as well as ceiling fans with 2 rooms also boasting air-conditioning. The bathroom has been modernised and features shower over spa bath as well as separate toilet. Some additional features you will love include massive 10.2kw solar system on the roof, security screens throughout, 3x3 garden shed in the fully fenced back yard and side access! Perfect for a trailer or small boat. Features at a glance: \* 4 large bedrooms, all with ceiling fans \* 3 bedrooms with built-in wardrobes \* 2 x air-conditioners \* Large kitchen with a huge amount of storage space \* Combined butlers pantry/laundry \* Vinyl plank flooring in all living areas \* Updated bathroom with spa bath \* Large 10.2kw solar system \* Security screen windows & doors \* 3 x 3 garden shed in back yard \* Side access \* Covered single carport Rental appraisal: \$510 - \$530 per week We welcome you to contact Emily Malberg by sending an enquiry to arrange to your private viewing. Disclaimer: In preparing this information, Madloch Property has relied in good faith upon information provided by others and has made all reasonable efforts to ensure that the information is correct. The accuracy of the information provided to you (whether written or verbal) cannot be guaranteed. If you are considering this property, you must make all enquiries necessary to satisfy yourself that all information is accurate.