

2 Ingemar Court, Clinton, QLD, 4680



House For Sale

Thursday, 1 August 2024

2 Ingemar Court, Clinton, QLD, 4680

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



Hayley Ward
0431378684

TIDY THREE BEDDER IN CLINTON - IDEAL INVESTMENT OR FIRST HOME!

Situated on a 668m² allotment in sought after Clinton area, 2 Ingemar Court offers the perfect opportunity for your first home or a tidy investment property. Boasting three bedrooms, one bathroom, separate garage and plenty of yard for the kids or pets, you don't want to miss the opportunity to view this home.

At a glance;

- Lowset brick home built in 1982
- Spacious galley style kitchen features electric appliances, ample cupboards for storage and overlooks the spacious backyard.
- At the heart of the home, you will find the large open living space with adjacent dining room and sliding door access to both the front and rear of the home – optimising the natural light and convenience of indoor/outdoor living.
- Three spacious bedrooms complete with built-in robes, ceiling fans and split system air conditioners in two.
- Tidy family bathroom complete with bath, shower and vanity. Separate toilet located nearby for added convenience.
- Tidy laundry with storage cabinets and sliding door access to outdoor clothesline.
- Outdoor deck area at the rear of the home, perfect for enjoying the morning sun and afternoon breeze.
- Fully fenced, 668m² allotment with plenty of off-street parking spaces.
- Lockup garage with remote roller door and additional workshop/storage space.
- Council Rates - approx. \$3,400 per annum
- Current rent is \$370 per week until 16/12/2024. New rental appraisal is \$430-\$450/wk. Last known rental price change 12/12/2023

Conveniently located in Clinton, this home is a short walk to St John's Primary School and a stone's throw to the Bunnings Shopping Complex, Harvey Road Tavern, Clinton State School and local cafés, restaurants, gym, bottle shop and medical services. Within a 5-minute drive to Stockland's.

Don't miss your opportunity to secure this investment opportunity! Contact Hayley on 0431 378 684 to arrange an inspection. Please note a minimum of 24hrs' notice is required for all inspections as the property is current tenanted.

*Previous marketing photos have been used for the interior images to protect tenant privacy.

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