

22 Hansen Crescent, Clinton, Qld 4680



House For Sale

Wednesday, 10 July 2024

22 Hansen Crescent, Clinton, Qld 4680

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 620 m2

Type: House



Hayley Ward
0431378684

OO \$369,000

Situated on a spacious 620m2 allotment in Clinton, this split level family home has plenty to offer - whether you are looking to step into the market or searching for a great investment property. With endless potential, you don't want to miss the opportunity to make this house your home! At a glance;- Three well-sized bedrooms complete with split system air conditioners, ceiling fans and built-in robes. - Groovy kitchen with plenty of potential. Adjacent dining room with access to the outdoor entertaining deck. - Spacious, open living area with attached sunroom and split system air conditioner at the heart of the home. - Family bathroom upstairs with shower over bath combination and separate toilet for added convenience. - Stunning timber floors throughout. - Outdoor entertaining deck, ideal for relaxing in the afternoon breeze. - Stairs both internally and at rear of the property for added convenience. - Double garage with two remote tilt doors, internal access and laundry at the rear. - Spacious multipurpose space on the lower level, with endless opportunity to create your desired area. - Fully fenced 620m2 allotment with plenty of room for the kids and pets. - Property has been well maintained with a new retaining wall and fence at the rear in 2021 and roof replaced in 2017 (cyclone rated & insulation). - 5kW solar system- Current rental appraisal: \$430 - \$460/wk - Council rates: \$3,200 p.a. Located in Clinton, this home is 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. Contact Hayley on 0431 378 684 to arrange an inspection. **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**