

# 3 Clandon Street, Indooroopilly, Qld 4068



## House For Sale

Wednesday, 10 July 2024

3 Clandon Street, Indooroopilly, Qld 4068

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 693 m2**

**Type: House**



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## Auction

**Auction Location: On-Site** Perfectly balancing proximity to the city with a wonderfully tranquil atmosphere, this dual-level property offers a brilliant lifestyle. Boasting elegant interiors, spectacular entertainment options and a luxurious swim spa, this exceptional residence also features a new architectural addition and a potential self-contained area on its ground level. Positioned amongst established homes in a family-friendly enclave, the property greets you with an attractive facade and mature front gardens. Inside, you will find delightful touches such as exquisite composite flooring and a calming neutral colour palette. On the residence's upper level, a spacious open-plan living and dining area forms the heart of the home. Providing all the essentials for preparing a delicious meal, an impeccable adjoining kitchen displays quality appliances, a breakfast bar and ample cupboard storage. Extending from here, another lounge area leads to a covered deck with plentiful entertainment space. A private oasis, a fully-fenced grassed rear yard has flourishing gardens and an enviable swim spa. Finishing the upper level, an ensuited master bedroom benefits from block-out blinds and a walk-in robe. Three additional bedrooms are serviced by a well-appointed main bathroom. Downstairs, a versatile multi-purpose area can be utilised as a studio, a work-from-home space or a potential self-contained living option. Complete with off-street parking for two cars and a gated entry, the property also includes air-conditioning and ceiling fans. Only a leisurely stroll from Rainbow Forest Park's playgrounds, this outstanding residence is also close to a multitude of shops and dining options. City-bound bus stops, Indooroopilly Shopping Centre, UQ's Saint Lucia campus, popular Rocks Riverside Park and DFO Brisbane are nearby. Falling within the Fig Tree Pocket State School and Indooroopilly State High School catchment areas, this incredible home is also a short distance from Ambrose Treacy College, Saint Peters Lutheran College and Brigidine College. Do not delay – call to arrange an inspection today.

**Disclaimer** This property is being sold by auction or without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes. **Disclaimer:** We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.