

45/6-44 Clearwater Street, Bethania, Qld 4205



House For Sale

Wednesday, 26 June 2024

45/6-44 Clearwater Street, Bethania, Qld 4205

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 136 m2

Type: House



Kapil Thakur
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Offers Over \$549,000

Discover a unique blend of comfort and convenience in this impeccably maintained, single-level home. Offering 3 bedrooms, 2 bathrooms, and a secure car garage, this residence is perfect for families with young children, seniors seeking a stair-free living environment, and savvy investors looking for excellent rental returns. Key Features:

- **Expansive Open Layout:** Step into a luminous living and dining area, enhanced with air-conditioning for optimal comfort.
- **Gourmet Kitchen:** Enjoy cooking with ample counter space and modern amenities, designed for both functionality and style.
- **Outdoor Haven:** Relax or entertain in the covered alfresco area, with easy access from both sides of the house, overlooking a meticulously landscaped backyard.
- **Private Front Porch:** A charming front porch provides a warm welcome and a perfect spot to enjoy your morning coffee.
- **Luxurious Master Suite:** The master bedroom offers an expansive built-in wardrobe, a private ensuite, and a ceiling fan for added comfort.
- **Spacious Additional Bedrooms:** The second and third bedrooms each boast double built-in wardrobes and ceiling fans, ensuring comfort and convenience.
- **Main Bathroom:** Conveniently located, the main bathroom features modern fixtures and fittings, providing functionality and style for everyday use.
- **Family-Friendly Design:** With no stairs to navigate, this home offers safety and convenience for families with young children and seniors, ensuring easy access to every corner of the property.
- **Unique Location Perks:** No neighbour on one side ensures added privacy and tranquillity.
- **Exclusive Community Amenities:** Just steps away from the gym, swimming pool, and charming picnic area - ideal for leisure and recreation.

Additional Information:

- **Current Lease Ending:** Mid August 2024 - Vacant Possession!
- **New Rental Appraisal:** \$520-\$560.

Location Highlights:

- **Community:** A safe and welcoming community, perfect for families of all sizes.
- **Convenient Access:** The convenience of location is all taken care of as well - Bethania train station 800mtrs - Bethania Waters shops 900mtrs - Bethania Lutheran School 2.3km - Holmview shopping complex 4km (including Woolworths, Restaurants, Newsagent, Hairdressers & Cafes) - Waterford State School 4km - Bethania Lifestyle Centre + Bunnings/Aldi - 3.1km plus numerous sports facilities & shopping options. You are also approximately 10 minutes from the M1 heading North or South. This townhouse is more than just a place to live; it's a place to thrive. Perfect for those who appreciate quality, style, and the benefits of a well-maintained property. Don't miss out on this fantastic opportunity to make this beautiful townhouse your new home!