

**53 Clearwater Street, Bethania, Qld 4205**



**House For Sale**

Sunday, 30 June 2024

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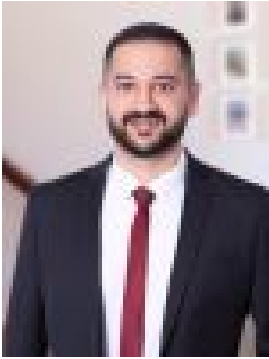
**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 4**

**Area: 458 m2**

**Type: House**



Kapil Thakur  
0738077900

## Offers over \$699,000

Step into an extraordinary living experience! This remarkable 5-bedroom, 2-bathroom residence redefines the concept of modern family living. Offering an abundance of space and flexibility, this home combines contemporary elegance with practical design features to cater to every aspect of your family's lifestyle.

**Features:**

- **Spacious Living:** The open plan living and dining area is perfect for entertaining guests or enjoying family time. The seamless flow between spaces ensures everyone feels connected.
- **Gourmet Kitchen:** The modern kitchen is a chef's delight, featuring a dishwasher, ample counter space, and plenty of storage for all your culinary needs. Cooking and cleaning become a breeze with these top-of-the-line amenities.
- **Modern Conveniences:** Air conditioning in the living area ensures year-round comfort, making the home a cool oasis in summer and a cozy retreat in winter.
- **Comfortable Bedrooms:**
  - **Main Bedroom:** Features an ensuite, air con, ceiling fan, and a walk-in robe for your ultimate comfort.
  - **Three Bedrooms:** Include ceiling fans and double built-in robes, ensuring plenty of storage and a pleasant environment.
- **Versatile Room:** The second living area can be easily converted into a fifth bedroom, rumpus room, or media room, providing flexibility to suit your family's needs.
- **Bathrooms:** Two modern bathrooms, designed with functionality and style in mind.
- **Outdoor Oasis:** Step outside to discover the undercover patio and spacious backyard-perfect for alfresco dining, outdoor play, or simply enjoying the sunshine. It's an inviting space for both relaxation and recreation.
- **Parking:** The double car garage provides secure parking for two vehicles and additional storage space, ensuring your cars and belongings are well-protected.

**Additional Information:**

- **Current Lease Ending:** Mid August 2024, tenanted at \$550 per week.
- **New Rental Appraisal:** \$620-\$660.

**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 home is designed to cater to all your family's needs with its thoughtful layout and high-quality features. Don't miss out on the opportunity to make this house your new home.