

**57 Keppel Avenue, Clinton, Qld 4680**



**House For Sale**

Wednesday, 3 July 2024

57 Keppel Avenue, Clinton, Qld 4680

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 712 m2**

**Type: House**

## Offers over \$399,000

Welcome to 57 Keppel Avenue, situated in the established suburb of Clinton. Situated on a 712m<sup>2</sup> block with fantastic street appeal. This property is going to suit a savvy investor or first home buyer! Entering the property, you will find the open-plan lounge and dining area, complete with a ceiling fan and stylish tiled flooring for easy maintenance. The kitchen is thoughtfully equipped with a cooktop, wall oven, dishwasher, and ample storage including a pantry and overhead cupboards. The property features three bedrooms, each equip with built-in wardrobes and fans for comfort. The main bedroom is a retreat of its own with air conditioning and carpet. The family bathroom is well-appointed with a bath, separate shower, vanity and a separate toilet for convenience. Additional practicalities include a laundry room and a single car garage, ensuring your vehicle is secured. The outdoor area presents a wonderful opportunity to create your own oasis within the fully fenced side and rear yard. Nestled amongst established homes, this property is ideally positioned close to Clinton Park Shopping Complex, Bunnings, the Harvey Road Tavern, sporting fields, and schools. A mere 10-minute drive will take you to Stocklands, Windmill Medical Centre, a variety of eateries, and the bustling Gladstone Central. Call marketing agent Jay Murray-Lowe to book a private inspection. \* Photos have been edited for the privacy of the tenant\* Long Term Tenant in place \$380 per week and tenanted until November 2024. Updated rental appraisal is approx. \$470 per week. \* Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.