

6 Columbia Avenue, Clinton, Qld 4680



House For Sale

Tuesday, 2 July 2024

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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 744 m2

Type: House



Donnella Merrett
0400799180

Offers From \$525,000

Welcome to 6 Columbia Avenue, a splendid residence nestled in the heart of Clinton, QLD, boasting a generous land size of 744 square metres. This impressive four-bedroom house offers a family haven designed to cater for growing families or a savvy investor. The upper level offers comfort and style, featuring a modern kitchen that seamlessly flows into the dining room. Here, family meals and entertaining are elevated by the convenience of ducted air-conditioning. A media room and an additional spacious living area offer the perfect retreat for relaxation or hosting guests. The undercover back deck, presenting a vantage point to oversee the large backyard adorned with a cosy fire pit and established gardens – an ideal setting for tranquil evenings or social gatherings. Indulge in the luxury of the newly renovated bathroom, boasting elegant tiling from floor to ceiling, a contemporary open walk-in shower, a relaxing bath tub, and a sleek modern vanity. On the ground floor, the fourth bedroom is equipped with split system air conditioning, complemented by a second bathroom. A separate laundry area with a third toilet adds to the convenience. The home also features a workshop space accessible from the double garage, providing ample storage and the perfect haven for DIY enthusiasts. Additional concrete parking spaces at the front of the property ensure that guests are easily accommodated. At a glance: - Two-storey brick home built in 1990, set on 744 m2 with fully fenced back yard. - Solar power panel system. - Extra parking available both sides of the home. - Established gardens and designated paved fire pit area. - Council rates are \$3,500 approximately per annum. - Estimate rental appraisal is \$580 to \$600 per week. Top level offers: - Kitchen offers dishwasher, wall oven and electric cook top, with breakfast bar seating and dining area. - Second spacious tiled living area plus a carpeted media room completed with air-conditioning. - Three generous sized bedrooms all with built in cupboards and ceiling fans. - Modern bathroom with floor to ceiling tiles, bath tub, large walk in shower and vanity. - Undercover back deck with views of the impressive back yard. Lower level: - Fourth bedroom includes ceiling fans, air-conditioning, built in cupboards and bathroom. - Separate laundry and third toilet. - Workshop area accessible from the garage. - Two car garage with remote controlled roller doors. - Extra storage room also located in the garage. With its proximity to local amenities and a mere minutes' drive from essential services, 6 Columbia Avenue is an idyllic setting for families desiring space and a homely atmosphere, as well as for investors seeking a prime addition to their portfolio. Don't delay, contact Donnella today for more information or to book in 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**