

56/6-44 Clearwater Street, Bethania, Qld 4205



Townhouse For Sale

Tuesday, 25 June 2024

56/6-44 Clearwater Street, Bethania, Qld 4205

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 134 m2

Type: Townhouse



Kapil Thakur
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Offers Over \$499,000

Step into luxury living with our meticulously maintained 3-bedroom, 2-bathroom townhouse. Nestled in a serene neighbourhood, this gem boasts everything you need for comfortable living and entertaining. **INSPECTIONS BY APPOINTMENTS ONLY!**

Downstairs Features:

- **Expansive Open-Plan Living:** Enjoy a spacious living and dining area that's perfect for entertaining guests or relaxing with family.
- **Modern Kitchen:** Cook up culinary delights in the modern kitchen equipped with top-of-the-line appliances and ample counter space for meal preparation.
- **Private Outdoor Patio:** Step outside to your own private outdoor patio, the perfect spot for al fresco dining, morning coffee, or simply soaking up some sunshine.
- **Guest Toilet:** Conveniently located downstairs for ease of access for both residents and visitors.

Upstairs Features:

- **Luxurious Main Bedroom:** Retreat to the main bedroom complete with a walk-through robe, ensuite bathroom, and air conditioning for ultimate comfort and relaxation.
- **Additional Bedrooms:** Two more bedrooms await upstairs, each with built-in wardrobes to maximize storage space.
- **Air Conditioning:** Stay cool and comfortable year-round with air conditioning in both the main bedroom and the second bedroom.
- **Second Bathroom:** An additional bathroom upstairs ensures shared living is convenient for all residents.

Additional Information:

- **Current Lease Ending:** October 2024.
- **New Rental Appraisal:** \$520-\$540.

Complex Amenities:

- Gym
- Swimming Pool
- Picnic Area

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 offers the perfect blend of tranquillity and entertainment potential, making it a must-see property. Whether you're downsizing, a first home buyer, or an investor, this gem is ready to welcome you home!