

# Unit 1/79 Col Brown, Clinton, Qld 4680



## House For Sale

Thursday, 18 January 2024

Unit 1/79 Col Brown, Clinton, Qld 4680

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 392 m2

Type: House



Jay MurrayLowe

0497508122

**\$339,000**

Welcome to 1/79 Col Brown Avenue situated in the sought after area of Beaumont Park, Clinton. This stunning three-bedroom duplex sits on a 392m<sup>2</sup> block with a very comfortable and convenient design. Whether you're a retiree, first home buyer or a savvy investor, this property is going to offer comfort, space, and low maintenance. Stepping onto the property you will be pleasantly surprised with the pebble concrete front patio area which offers an abundance of space and privacy screens. What a fantastic spot to unwind or entertain guests! Entering the property, you will notice the ample size and space of the tiled open plan-living area. This space is complimented with multiple ceiling fans, a new air conditioner, a big double window and sliding door to catch those lovely breezes in the cooler months. This well-designed kitchen is central to the property and is fitted with quality appliances, a new dishwasher, stainless steel oven, electric cooktop, ample bench space and plenty of cupboard and storage space. Just off the kitchen is the designated dining room which also features a large linen press. Each of the three bedrooms are conveniently located throughout the house, and feature built-in robes, brand new carpets, security screens and ceiling fans. The master bedroom is a very generous size with built-in robes, private ensuite, ceiling fan and a new air conditioner. Externally the property offers a low maintenance fully fenced backyard with enough room for a green thumb to create or the owner to keep animals comfortably. Other features- \*Deep garage with electric roller door and internal laundry area.\*Freshly painted throughout.\*New blinds.\*New carpets throughout.Rental appraisal - \$430-\$450 a week. There is not a whole lot for sale in Clinton at present and the market is moving quickly, if you are searching for something that is neat and complete. Contact Jay today to book your private inspection or keep an eye out for the open homes!