

**12 Hinz Street, Clifton, QLD, 4361**



**House For Sale**

Saturday, 30 November 2024

12 Hinz Street, Clifton, QLD, 4361

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Ian Brady

## 2 Bedroom Cottage on large allotment

12 Hinz Street, Clifton is set on an impressive allotment of 1,927m<sup>2</sup>, it's a must inspect !

A major plus with this property is the outstanding amount of useable space at the front and rear of the home, the ability to value add to a property has never been greater than you will find here.

For your chance to view this lovely "ready to occupy" home, please get in touch with Ian.

Location.

Well positioned on the Western edge of town, the home is close to a range of conveniences our wonderful town has.

St Francis De Sales primary school and Clifton State school are a short 300 and 350m walk away, our local butcher and post office are an easy 550m walk from the home.

Other qualities that we love about town are our visible, local police (crime is practically non existent) fire brigade, ambulance, Foodworks grocery store, hair dressers, Mitre 10 Hardware, Sports fields, parks, cafes and 3 hotels, coupled with the fact we are a mere 45 minutes drive North to Toowoomba and South to Warwick.

Inside at a glance:

- 2 Bedrooms
- Front patio entry
- Potbelly woodfire heating in living room
- Original kitchen/dining room of a grand size, vinyl floors , NEW electric oven and cooktop.
- Internal laundry
- Separate toilet off laundry
- Family bathroom with Shower over the bath

Exterior features

- Blank canvas front and back yard, you could establish your own gardens or entertainment space
- Good fences either side, the rear fence needs replacing
- Large concrete rainwater tank
- Titan Shed single bay garage 9m x 3.7m, concrete floor with side PA door.
- Ramp and stair entry to the back of the home.

Finer details

- The home has Septic and Grey water tanks
- FTTN Internet is available for connection
- Council: Toowoomba Regional Council
- Rubbish Collection: Weekly rubbish collection including an optional Green bin service (Green bin an extra \$25 per half year on rates invoice)
- Mail Service Daily and the local post office offers a range of banking services
- Rates: \$1,900 per year (Approximately)
- Town Water connected, Rates are: \$500 per year (Approximately)
- Schooling: Clifton State School, St Francis De Sales School, Clifton State High School PLUS a bus service from Nobby to Toowoomba private schools