

13 Lady Elliot Court, Clinton, QLD, 4680



House For Sale

Tuesday, 26 November 2024

13 Lady Elliot Court, Clinton, QLD, 4680

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



Atlas Corrin

HIGH CEILINGS, LARGE BLOCK, SHED...WHAT MORE COULD YOU WANT?

Welcome to 13 Lady Elliot Court, Clinton, a delightful 3-bedroom home that offers a blend of comfort, convenience, and potential. Nestled at the end of a peaceful cul-de-sac, this property is perfectly suited for families, first-home buyers, or savvy investors looking for a high-quality asset in a sought-after location.

For sale by Expressions of Interest closing Monday the 2nd of December 2024 at 5pm.

AT A GLANCE:

- High ceilings create a sense of space and comfort
- 3 bedrooms with 1 bathroom
- 2.5kw solar system
- 1,003m² block at the end of a cul-de-sac
- 1 bay shed with extra carport along with the other carport attached to the house
- Rental appraisal - \$530 - \$550

This home features 3 generously sized bedrooms and a modern bathroom, complemented by a spacious open-plan living, dining, and kitchen area designed for everyday ease. The high ceilings enhance the sense of space and sophistication, while full air-conditioning ensures year-round comfort. Adding to its appeal, the property includes a 2.5kW solar system, helping reduce energy bills and contributing to a sustainable lifestyle.

Set on an expansive 1,003m² block, the property boasts a single-bay shed with an additional carport, providing ample storage or workspace. The large yard offers endless potential for outdoor activities, gardening, or future enhancements, while the quiet cul-de-sac location ensures privacy and minimal traffic.

Conveniently located, this home is just minutes from Woolworths Kirkwood Shopping Centre, offering easy access to groceries, dining, and retail. Bunnings and Harvey Road Tavern are nearby, and major roads connect you effortlessly to schools, parks, and Gladstone's CBD, making it a prime spot for modern living.