

**3 Cania Way, Clinton, QLD, 4680**

**Raine&Horne.**

**House For Sale**

Sunday, 3 November 2024

3 Cania Way, Clinton, QLD, 4680

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Allen Madsen  
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## **Christmas by the pool? Act now!**

This home has been enjoyed by the current owners, but it is time to give to another family to enjoy.

With the generous rooms and a pool for the kids, along with the back covered patio for the adults to enjoy, this home has a lot to offer.

- 4 bedrooms, 2 bathrooms, 2 separate living areas
- Central well equipped kitchen with dishwasher
- Covered alfresco entertaining patio
- In ground saltwater pool & sunbathing terrace
- Air-conditioning, fans, screens
- Solar power on roof
- Landscaped (approx) 700m2 block with tropical vegetation
- Established neighbourhood, great position, DLUG
- Close to major amenities, 6kms to CBD & Harbour
- Walking tracks & lakes nearby, easy care living...you will love it!

Built 1995

Rates: \$3700 p/a approximately

Located in a quiet cul-de-sac with minimal traffic so the peace and quiet are not disturbed.

Make this your home before Christmas and enjoy the festivities around the pool.

Contact Allen Madsen today on [allen.madsen@gladstone.rh.com.au](mailto:allen.madsen@gladstone.rh.com.au)