

## 53 Gretel Drive, CLINTON, QLD 4680

### Spacious Family Living in Sought-After Clinton

Positioned in a popular, family-friendly pocket of Clinton, 53 Gretel Drive offers the perfect blend of comfort, functionality and lifestyle. This solid brick home presents a fantastic opportunity for families, first-home buyers or investors seeking a low-maintenance property in a location that continues to be in strong demand.

The home features multiple living zones that flow seamlessly to the outdoor entertaining area - ideal for weekend BBQs, relaxed afternoons and keeping an eye on the kids while they play. The well-appointed kitchen sits at the heart of the home, overlooking the main living area and creating a central hub for connection.

All bedrooms are well-sized, complete with built-in wardrobes and ceiling fans, and have easy access to the large bathroom with bath, shower and separate toilet.

Set on a low-maintenance block, there's ample yard space for pets, children or the potential to add your own touches over time. With schools, shopping and parklands just minutes away, this address offers convenience without compromising on space.

#### Key Features:

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Sale

**INTERNET ID:** 300P164300

**SALE DETAILS**

**Offers Over \$599,000**

**CONTACT DETAILS**

,  
**Emma Plath**  
 0497 864 493

\*Solid brick home in a sought-after Clinton location

\*Spacious air-conditioned living / dining area

\*Outdoor entertaining area

\*Beautiful split-level backyard with well-established garden

\*Fully fenced yard with space for kids and pets

\*Close to schools, shops and amenities

This is your opportunity to secure a solid investment or home in a high-demand suburb.

\*Currently tenanted by reliable long-term tenants, providing immediate rental income and peace of mind for investors.

\*Rental Appraisal: \$460 - \$480 per week

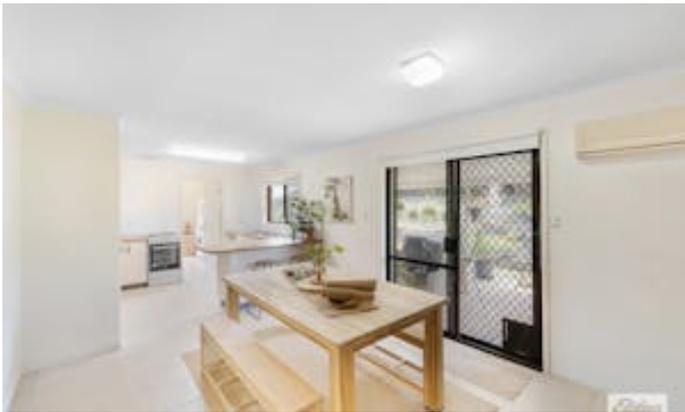
\*Rates and Water Avail (approx): \$4,805.05 prior to 10% discount.

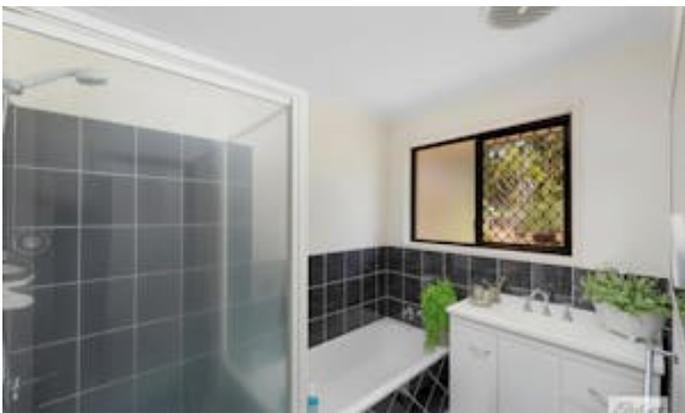
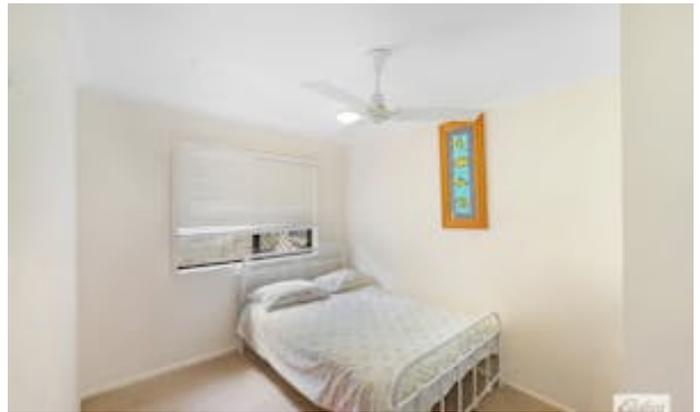
Contact Emma Plath: 0497 864 493 via WhatsApp for the Walkthrough Video or a Private Inspection.

\* Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.

\* Please note: Some images have been digitally altered to remove owner's personal belongings, for privacy purposes.

- Land Area 683.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 1
- Single garage









**TOTAL: 95 m2**  
1st floor: 95 m2  
EXCLUDED AREAS: GARAGE: 16 m2, PORCH: 18 m2, COVERED PATIO: 22 m2,  
WALLS: 8 m2

Measurements Are Indicative Only

