



4 Yellowpatch Avenue, CLINTON, QLD 4680

Neat and Complete home in Carinya on a Flat Block with Side Access

Welcome to 4 Yellowpatch Avenue, Clinton â## a fantastic opportunity for first home buyers and savvy investors alike. This charming low-set brick home offers the perfect blend of comfort, low maintenance, and affordability, all set in the peaceful residential precinct of Carinya. In a market that's moving fast, this property is sure to stand out.

Positioned on a generous 731mÂ² block, the home has been well maintained and thoughtfully updated. Inside, you'll find three spacious bedrooms, each with ceiling fans and built-in robes, while the master bedroom is air-conditioned for year-round comfort. A newly renovated two-way bathroom services the household, complemented by a separate toilet for added convenience.

The open-plan living and dining areas create a warm and welcoming atmosphere, ideal for both relaxing and entertaining. The functional kitchen is well-equipped with modern appliances, ample storage, and a dishwasher to make everyday living a breeze.

A standout feature is the converted garage, now a versatile second living space or media room. With air-conditioning, a ceiling fan, and security screens, it's the perfect spot to unwind after a long day.

TYPE: For Sale

INTERNET ID: 300P178704

SALE DETAILS

Offers over \$525,000!

CONTACT DETAILS

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Jay Murray-Lowe
0497 508 122

Step outside to a covered entertainment area, ideal for weekend BBQs or quiet evenings. The double-gated side access leads to a large, fully fenced backyard complete with a garden shed-offering plenty of space for kids, pets, or future improvements. With its solid brick and tile construction, this home is built to last and requires minimal upkeep.

The property is currently owner-occupied and will be sold as vacant possession, giving buyers flexibility to move in or lease out immediately.

Carinya is a quiet, family-friendly neighbourhood with easy access to schools, parks, shopping centres, and public transport. Its lifestyle appeal and affordability continue to attract strong interest-this one will be busy, so act fast!

A walk-through video is available by contacting Carly on 0431 441 174.

Rental appraisal: approx. \$540â##\$560 per week.

Contact Jay Murray-Lowe today to arrange your inspection or discuss further.

This is your chance to get into the market with a quality home in a sought-after location.

* 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.

Other features: Close to Schools, Close to Shops, Close to Transport

- Land Area 731.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 1
- Floorboards



