

4/46 J Hickey Avenue, CLINTON, QLD 4680

Comfortable Sized Townhouse in Seaview Heights!

Welcome to 4/46 J Hickey Avenue, nestled in the sought-after Sea View Heights. This well-appointed townhouse delivers a seamless mix of comfort and convenience, making it a smart choice for singles, couples, or small families alike. With thoughtful features and a prime location, it ticks all the boxes.

Inside, you'll find three bedrooms-two with built-in robes-and a generous balcony off the master, perfect for morning coffee or evening breezes. The main bathroom upstairs includes a corner spa bath, while a second toilet downstairs beside the laundry adds everyday practicality. The kitchen is spacious and well-equipped with a cooktop, wall oven, and dishwasher-ideal for easy meal prep.

The open-plan living and dining area flows out to a private deck, offering a great spot to unwind outdoors. Split system air conditioning keeps the lower level comfortable year-round, and security screens throughout provide peace of mind. A single carport completes the package.

Location-wise, you're within walking distance of Clinton Primary and St John's Primary-perfect for families with young children. The nearby Clinton Shopping Complex offers essentials like a doctor's surgery, bakery, butcher, and newsagent. Plus,

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TYPE: For Sale

INTERNET ID: 300P183848

SALE DETAILS

Offers over \$349,000!

CONTACT DETAILS

,
Jay Murray-Lowe
0497 508 122

childcare centres, Bunnings, and Harvey Road Tavern are just minutes away, adding to the convenience.

Whether you're looking to move in or invest, this property offers strong rental appeal with a tenant in place on a fixed lease until February 2026. Homes in this price bracket are rare-don't miss your chance to secure this gem.

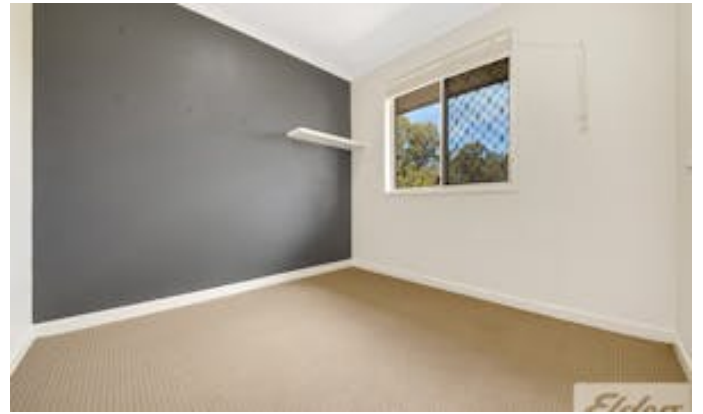
- Currently rented at \$360.00 per week with the last rental increase on the 28/03/2024.
- Body Corporate Fees: Approx. \$3,689.20
- Council Rates: Approx. \$3,500 per annum

For more details or to arrange a private inspection or video tour, contact Jay Murray-Lowe on 0497 508 122 or Carly Thomas at 0477697 727

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

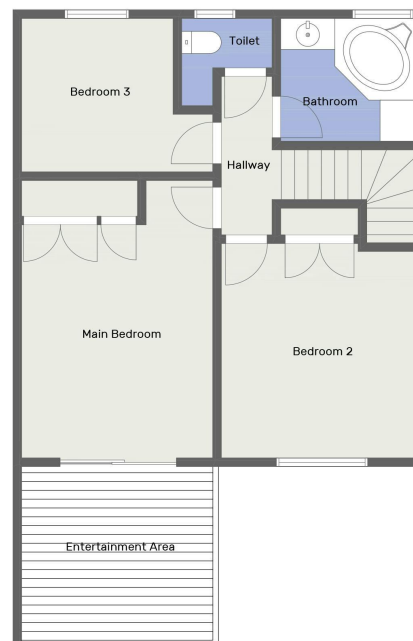
- Land Area 151.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single carport







Ground Floor



First Floor



4/46 J Hickey Avenue
Clinton

Floor plan is provided as indicative layout only. Measurements are not available, floor plan is not to scale. No guarantees provided on accuracy. Exterior elements are not in position

