



36 Cania Way, CLINTON, QLD 4680

Spacious, Stylish & Scenic

Welcome to 36 Cania Way, Clinton, a beautifully refreshed home that offers the perfect blend of modern comfort, generous proportions, and elevated living. Positioned in a quiet, family-friendly street in Clinton, this property enjoys sweeping views of Mount Larcom and delivers a lifestyle of space, style, and convenience.

From the moment you step inside, you're greeted by a vast open-plan living, dining, and kitchen area that forms the heart of the home. This expansive space is filled with natural light and designed for both relaxed family living and effortless entertaining.

The kitchen is a true centerpiece, featuring sleek stone benchtops, stylish pendant lighting, and an abundance of cabinetry that ensures everything has its place. The layout flows seamlessly into the dining and lounge areas, creating a warm and inviting atmosphere.

Thoughtfully updated throughout, the home has brand new carpets underfoot, fresh paint in every room, and new lighting and blinds that add a contemporary touch. Air conditioning throughout ensures year-round comfort, making this home as practical as it is beautiful.

TYPE: For Sale

INTERNET ID: 300P184475

SALE DETAILS

Offers over \$619,000

CONTACT DETAILS

Jay Murray-Lowe
0497 508 122

The master suite is a standout feature, offering an impressive amount of space and a walk-through robe that adds both luxury and functionality. It's a peaceful retreat that feels private and indulgent, perfect for unwinding at the end of the day.

Outside, the property continues to impress with double gate side access on the left-hand side, ideal for storing a boat, camper, trailer, or additional vehicles. The elevated block not only provides privacy but also enhances the scenic outlook, making the most of the stunning Mount Larcom views.

This home is perfectly suited to families, first-home buyers, or investors looking for a move-in-ready property with nothing left to do. Located close to schools, parks, shops, and transport, 36 Cania Way offers a rare combination of space, style, and location.

Don't miss your opportunity to secure this exceptional home in one of Clinton's most desirable pockets.

This property is currently vacant with the last rental increase in February 2025

Rental Appraisal is approx.- \$600- \$620 per week.

Council Rates- Approx. \$4,400 per annum

A pre listing building report can be provided to the buyer upon request.

For a video walk-through please contact - 0477 697 767

Contact Jay Murray-Lowe today to organize an inspection or check out the open homes!

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

- Land Area 760.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage
- Ensuite
- Floorboards







