



## 10 Schafer Street, CLINTON, QLD 4680

### Highset Family Home in Established Clinton Location

Positioned on a generous 607m<sup>2</sup> block in a well-established area of Clinton, this highset home offers space, functionality, and a convenient lifestyle close to schools, shopping centres, sporting grounds, and just a short drive to the CBD.

The home features timber floors throughout the main living areas and bedrooms, adding warmth and character. The lounge room is generously sized, creating a comfortable space for family living.

The kitchen is well equipped with a cooktop, under-bench oven, dishwasher, pantry, and ample bench space, flowing through to the dining area which includes timber flooring and a ceiling fan. An additional sunroom or study provides flexible living options, complete with carpet flooring.

There are three bedrooms, all with timber floors. The main bedroom includes a boxed air conditioner and ceiling fan, while bedrooms two and three are fitted with ceiling fans. None of the bedrooms have built-in wardrobes.

The family bathroom features a classic claw-foot bathtub with shower over, vanity, and toilet.

**TYPE:** For Sale

**INTERNET ID:** 300P185668

#### SALE DETAILS

**Offers Over \$449,000  
As Is Where Is**

#### CONTACT DETAILS

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**Bevan Rose**  
0417 602 150

Downstairs offers excellent additional space with plenty of storage under the house, a laundry, and a second toilet. Outside, enjoy entertaining with a BBQ area and pergola, plus a fully usable backyard with side access. Parking is provided by a single garage.

Key features include:

- Highset home on a 607m<sup>2</sup> block
- Established Clinton location close to amenities
- Single garage plus side access
- Timber floors throughout
- Generous lounge room
- Kitchen with dishwasher and ample storage
- Sunroom/study
- BBQ area and pergola
- Laundry and second toilet downstairs
- Plenty of under-house storage

\* Vacant

\* Rental Appraisal Guide \$450-\$470 per week

\* Last known Rental Increase 08/04/2025

\* Council Rates Approx \$3,870 per year (excluding water)

\* For video walk through, please request directly to WhatsApp 0417 602 150

\* Pre List Building & Pest Report available to Qualified Buyers

\* 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, Openable Windows

- Land Area 607.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single garage
- Floorboards





