



81 J Hickey Avenue, CLINTON, QLD 4680

Family Comfort in a Sought-After Clinton Location

Positioned in one of Clinton's most established and highly sought-after neighbourhoods, 81 J Hickey Avenue presents an outstanding opportunity for families, first-home buyers, and investors alike.

Set on a generous approximately 729m² allotment, this well-maintained lowset brick home offers a practical and spacious layout designed for comfortable everyday living.

At the heart of the home is the expansive open-plan lounge, dining, and kitchen area, creating a welcoming space where family and friends can gather with ease. Air-conditioned for year-round comfort, this central living zone is both functional and inviting. The well-appointed kitchen features a dishwasher, pantry, and an abundance of cupboard and storage space, making meal preparation both convenient and enjoyable.

Offering four well-sized bedrooms, the home caters perfectly to growing families. The air-conditioned master bedroom provides a peaceful retreat and is complete with its own private ensuite and walk in robe. The remaining bedrooms are serviced by a central family bathroom, ensuring convenience for the whole household.

TYPE: For Sale

INTERNET ID: 300P186303

SALE DETAILS

Offers Over \$649,000

CONTACT DETAILS

Bevan Rose
0417 602 150

Outside, side access leads through to a double carport, providing excellent space for additional vehicles, trailers, or recreational equipment. The fully usable yard offers plenty of room for children and pets to play, while still allowing scope for future enhancements.

Combining a desirable location, spacious living areas, and practical family-friendly features, this property delivers exceptional value in the heart of Clinton. Conveniently located close to schools, shopping centres, parks, and everyday amenities, this is a home you'll be proud to call your own.

Don't miss your opportunity to secure this fantastic property in a tightly held neighbourhood.

* Now Vacant

* Last Known Rental Increase 01.11.2024

* Rental Appraisal Guide \$560 to \$580 per week

* Council Rates Approx \$3,950 per year (excluding water)

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

* 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: Carpeted, Close to Schools, Close to Shops, Close to Transport, Openable Windows

- Land Area 729.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double carport
- Ensuite





