



84 Col Brown Avenue, CLINTON, QLD 4680

Outstanding Location | Low-set Brick Home | Side Access & Shed

Positioned on a generous 744 m² block in the sought-after Seaview Heights Estate, this impressive low-set brick residence offers the perfect combination of space, comfort and functionality.

Backing onto peaceful bushland with no rear neighbours, this home delivers a private family lifestyle while remaining close to everyday conveniences.

Designed with practicality and comfort in mind, this well-presented home offers spacious living areas, functional family spaces and a location that puts everyday conveniences within easy reach.

AT A GLANCE:

- Four bedrooms, all fitted with ceiling fans
- Master bedroom complete with a walk-in robe and private ensuite
- Flexible floor plan featuring two separate living zones, including a family room and a

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TYPE: For Sale

INTERNET ID: 300P186494

SALE DETAILS

**OFFERS OVER
\$699,000**

CONTACT DETAILS

Kylee Young
0428 673 350

spacious tiled lounge/dining area

- Functional kitchen equipped with electric appliances, a separate pantry and a convenient outlook over the covered outdoor entertaining area
- Main bathroom offering a separate shower, bathtub and vanity
- Side access providing easy entry to the backyard
- Peacefully positioned with no immediate rear neighbours, backing onto vacant land

Location Highlights:

Ideally located just minutes from local schools, shopping and amenities, including Clinton State School, Kirkwood Road, Harvey Road Tavern and the Homemaker Centre.

Current Tenancy in place ### Images edited for the privacy of the tenancy

Rental Appraisal: \$600 ### \$620 per week

Council Rates: Approximately \$3,900 per annum

Call KYLEE from ELDERS GLADSTONE AND TANNUM SANDS to book your private inspection.

Other features: Bush Retreat, Roller Door Access

- Land Area 744.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 3
- Ensuite





