



19 Sundowner Road, CLINTON, QLD 4680

Quality Tenanted Investment in a Sought-After Clinton Pocket

Elders Gladstone is excited to present for the first time to the market, 19 Sundowner Road. Set in the heart of Clinton, this beautifully presented four-bedroom residence offers the perfect blend of comfortable family living and low-maintenance style.

Thoughtfully designed throughout, the home delivers space, flow, and quality finish that today's buyers demand.

The galley-style kitchen is both stylish and functional, featuring a gas cooktop, quality stainless steel appliances, stone-finish benchtops, and a huge walk-in pantry for optimal storage, all positioned to overlook the main living zone.

A generous open-plan living and dining area forms the heart of the home, flowing seamlessly to outdoor entertaining and the fully fenced backyard - ideal for children, pets, or weekend gatherings. Coming off the kitchen and living zones is a formal media room/second living area, wonderful for growing families.

The expansive master suite is a true retreat, complete with a walk-in robe, split-system air conditioning, and a private ensuite with a separate toilet, shower, and vanity. Three

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TYPE: For Sale

INTERNET ID: 300P187148

SALE DETAILS

Offers Over \$649,000

CONTACT DETAILS

Jay Murray-Lowe
0497 508 122

additional bedrooms are well-proportioned and carpeted for comfort, each fitted with built-in storage and ceiling fans, serviced by a stylish main bathroom featuring a freestanding bath, separate shower, and contemporary fittings.

Further highlights include a separate internal laundry with external access to the yard, security screens throughout, and quality finishes including crisp cornicing and tiled living areas for easy upkeep.

Positioned in a sought-after Clinton pocket close to schools, shops, and everyday conveniences, this is a rare opportunity to secure a quality family home in a location that simply works.

Currently tenanted at \$550 per week until October this year, with a rental appraisal of approximately \$570- \$590 per week. The last rental increase was in 2024 - an excellent opportunity for the astute investor or future owner-occupier.

Contact Jay Murray-Lowe to find out more!

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

- Land Area 640.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage
- Ensuite



