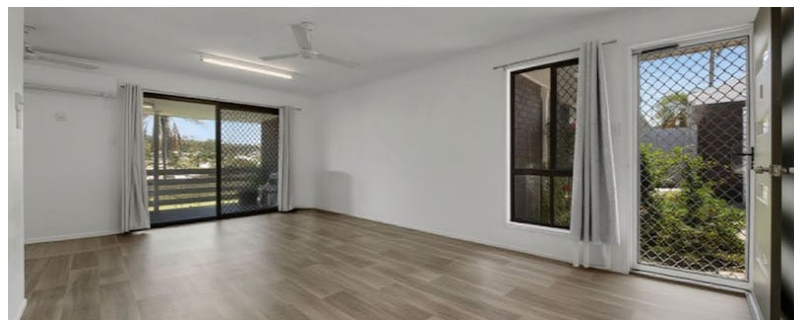




18 Chapman Drive, CLINTON, QLD 4680

An Exceptional Opportunity Awaits – Invest or Live in One and Rent Out the Other!

Discover this ideally located brick duplex in the sought-after suburb of Clinton, offering versatility and strong potential for both investors and owner-occupiers. Whether you're looking to maximize rental returns or enjoy the convenience of living in one unit while generating income from the other, this property ticks all the boxes.

Property Highlights:

- Two charming 2-bedroom duplexes each thoughtfully designed for comfort and practicality.
- Prime location within easy reach of local convenience shops, schools, and the popular Bunnings Centre, ensuring everyday essentials are just minutes away.
- Generous 1,062m² block providing ample space for future enhancements such as landscaping, additional outdoor features, or even further development (STCA).
- Secure parking each unit includes a lock-up garage plus an additional car space for that second vehicle.
- Outdoor living enjoy private, spacious entertainment areas perfect for relaxing or hosting guests.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 300P188939

SALE DETAILS

Offers over \$715,000!

CONTACT DETAILS

Jay Murray-Lowe
0497 508 122

- Functional kitchens are tidy and well-appointed, adding both style and practicality to the living spaces.

This property offers dual income potential without the burden of body corporate fees, making it an attractive option for savvy investors. Clinton's strong rental demand and family-friendly environment further enhance the appeal.

Why You'll Love It:

- Flexible living arrangements – live in one, rent the other, or lease both for maximum returns.
- Solid brick construction – low maintenance and built to last.
- Convenient location – close to schools, shopping, and transport links.

Rental Appraisals- \$370- \$390 Each unit

Opportunities like this don't come around often. Act now to secure this golden investment or lifestyle choice! Contact us today to arrange an inspection and take the first step toward your future in real estate.

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

- Land Area 1,062.00 square metre
- Bedrooms: 4
- Bathrooms: 2
- Double garage

