



77 Gretel Drive, CLINTON, QLD 4680

Flexible Family Living with Excellent Investment Upside

Lowset family home in the sought-after Seaview Heights Estate

Positioned in the ever-popular Seaview Heights estate in Clinton, this well-presented lowset family home offers comfort, space, and practicality - perfect for families or investors alike.

Property Features:

- Spacious open-plan lounge and dining area featuring beautiful bamboo flooring, ceiling fan, and air conditioning
- Second living area off the lounge - ideal as a media room, kids' retreat, or potential 4th bedroom
- Functional kitchen with upright electric stove, overhead cupboards, pantry, and bamboo flooring
- Main bedroom with built-in robes, ceiling fan, air conditioning, and new carpet
- Bedrooms 2 & 3 include built-in robes, air conditioning, and new carpets

TYPE: For Sale

INTERNET ID: 300P191132

SALE DETAILS

**Offers Over \$570,000
Considered**

CONTACT DETAILS

Bevan Rose
0417 602 150

- Two-way family bathroom complete with bathtub, shower, vanity, and separate toilet

Outdoor & Additional Features:

- Covered back deck overlooking a peaceful backyard â## the perfect place to relax with a drink while watching the kids play
- Fully fenced side and backyard
- Security screens throughout
- Excellent parking options with side access to a 2-bay carport plus a single carport at the front of the home

Conveniently located close to local amenities and just a short drive to the Gladstone CBD, this home combines lifestyle and location in one appealing package.

Don't miss your opportunity to secure a fantastic home in a highly desirable area.

* Now Vacant

* Rental Appraisal Guide \$520 to \$540 per week

* Council Rates Approx \$4,050 per year (excluding water)

* For video walk through, please request directly WhatsApp 0403 403 485

* Red Border is an indication only

* 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 707.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- 3 car carport





