



## 50 Fitzroy Avenue, CLINTON, QLD 4680

### Private Elevated Sanctuary – Contemporary Living with Beautiful Breezes

Positioned in an elevated setting to capture beautiful breezes and pleasant outlooks, this near-new home at 50 Fitzroy Avenue offers the perfect blend of modern comfort, privacy and low-maintenance living. Built in 2020 and impeccably presented, the property enjoys a peaceful setting with no rear neighbours while remaining conveniently located within the popular Clinton community.

Inside, a light-filled open plan living and dining area creates an inviting central hub for the home. Finished with stylish modern tiles and air-conditioning for year-round comfort, the space flows seamlessly through to the covered outdoor patio – ideal for entertaining or simply relaxing while overlooking the spacious backyard.

The contemporary kitchen is both practical and well-appointed, featuring a large pantry and excellent storage, making everyday living and meal preparation effortless.

The home offers four comfortable bedrooms, each complete with ceiling fans, built-in wardrobes and soft carpet underfoot. The master suite provides a private retreat with air-conditioning, a generous walk-in robe and a spacious ensuite. A second bedroom is also air-conditioned for added comfort.

**TYPE:** For Sale

**INTERNET ID:** 300P193358

**SALE DETAILS**

**Offers Over \$749,000**

**CONTACT DETAILS**

**Emma Plath**  
0497 864 493

Outdoors, the fully fenced backyard offers plenty of space for children and pets to play, while the covered patio provides a perfect spot to enjoy the elevated breezes. Completing the home is a double lock-up garage with convenient internal access, along with a separate laundry and practical storage throughout.

Modern, private and move-in ready, this beautifully maintained home presents a fantastic opportunity for families, first home buyers or investors seeking a quality property in a sought-after location.

#### Key Features:

- \* Built in 2020
- \* Elevated position capturing cooling breezes and pleasant outlooks
- \* No rear neighbours providing privacy and a peaceful setting
- \* Contemporary Fixtures and Fittings
- \* Modern tiled living areas for a stylish, low-maintenance finish
- \* Air-conditioned
- \* Contemporary kitchen with large pantry and ample storage
- \* Four bedrooms with carpets, built-in wardrobes and ceiling fans
- \* Master bedroom with air-conditioning, walk-in robe and spacious ensuite
- \* Second bedroom also fitted with air-conditioning
- \* Covered outdoor patio ideal for entertaining or relaxing
- \* Large fully fenced backyard perfect for children and pets
- \* Separate laundry
- \* Double lock-up garage with internal access to the home
- \* Vacant and ready to move in
- \* Rates: \$2,854.18 (approx) Water Availability: \$1,796.39 (approx)

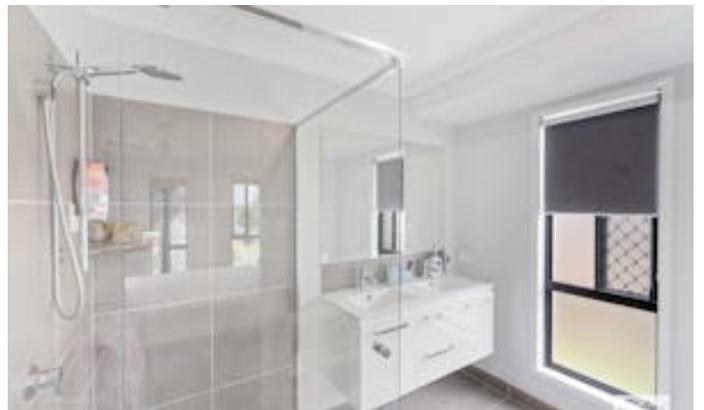
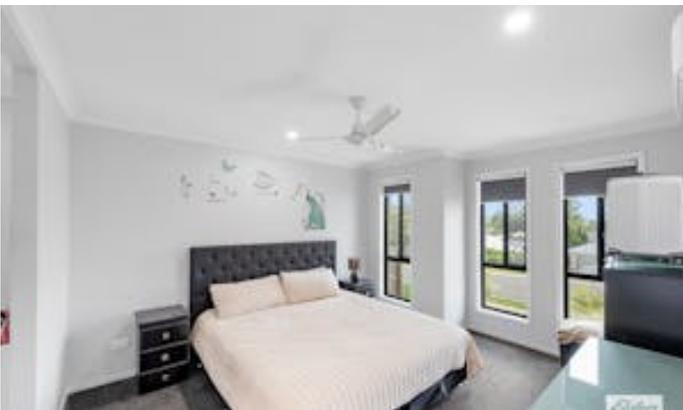
Contact Emma Plath: 0497 864 493 via WhatsApp to view the Walkthrough Video.

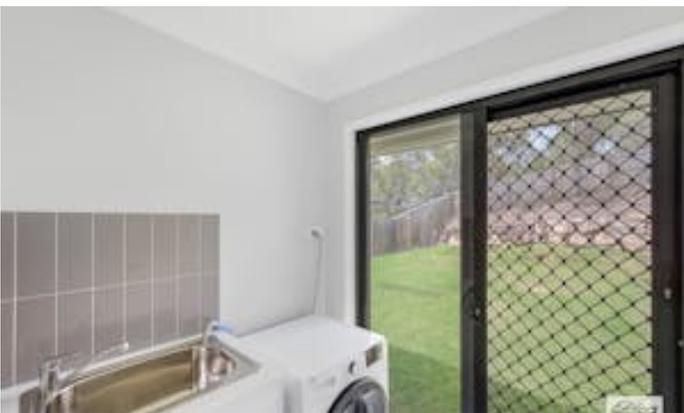
\* Disclaimer: Whilst every effort has been made to ensure the accuracy of these

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.

\* Please note: Some images have been digitally altered to remove owner's personal belongings, for privacy purposes.

- Land Area 721.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2









### FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

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