



26 Chapman Drive, CLINTON, QLD 4680

Elegant Lowset Family Residence with Resort-Style Living in Clinton

Situated at 26 Chapman Drive, Clinton, this well-appointed lowset four-bedroom residence is set on a fully fenced 837m² allotment, complete with the added security and convenience of an electric gate. The property is thoughtfully designed to offer both comfort and efficiency, featuring a 10kW solar system to assist in reducing energy costs while supporting the maintenance of the sparkling inground pool.

The home is framed by established tropical gardens, creating a serene, resort-inspired setting. Internally, the open-plan kitchen, dining, and living areas are finished with quality timber-look vinyl planking, which extends seamlessly through the study and hallways.

The kitchen is finished to a high standard and serves as the central hub of the home. It is equipped with double ovens, a cooktop, a stone island bench with breakfast bar, ample overhead cabinetry, a pantry, designated microwave space, and a well-appointed butler's pantry.

The adjoining dining and living areas are both air-conditioned and fitted with ceiling fans, ensuring year-round comfort. A separate study provides a versatile space suitable for remote work, study, or recreation.

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: 300P195296

SALE DETAILS

**Offers Over \$699,000
Considered**

CONTACT DETAILS

Bevan Rose
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The open-plan living area flows effortlessly to a spacious outdoor entertaining zone, complete with a powder room, making it ideal for hosting guests. The inground pool further enhances the property's relaxed, resort-style appeal.

The master suite is air-conditioned and features a ceiling fan, walk-in robe, and the family bathroom has the separate shower, bath, and vanity with the separate toilet. . Bedroom two includes built-in robes, air conditioning, a ceiling fan, and carpet. Bedroom three offers built-in robes, carpet, and a ceiling fan, while bedroom four is complemented by its own walk-in robe, along with a ceiling fan and carpet.

A neutral colour palette is maintained throughout the home, contributing to a bright and airy atmosphere.

Conveniently located in close proximity to schools, shopping centres, sporting facilities, the Bunnings complex, and within a short drive to the CBD, this residence presents an excellent opportunity for families seeking a well-balanced lifestyle in a desirable location.

* Owner Occupied

* Rental Appraisal Guide \$620 to \$640 per week

* Council Rates Approx \$3,740 per year (excluding water)

* 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: Carpeted, Close to Schools, Close to Shops, Close to Transport, Openable Windows, Pool

- Land Area 837.00 square metres
- Bedrooms: 4
- Bathrooms: 1
- Double garage







