



Bethania, 48/6-44 Clearwater Street

Your Upgraded Retreat with a Beautiful Backyard Awaits!

Discover your dream home in this beautifully upgraded townhouse that seamlessly blends style and functionality! With a spacious open-plan living and dining area, it's the perfect space for both relaxation and entertaining. The backyard is unlike any other, offering plenty of room for the kids to play and for hosting gatherings.

Downstairs Delight

As you enter, you're greeted by a welcoming living and dining space that features:

- Air Conditioning & Ceiling Fan: Stay comfortable year-round with climate control at your fingertips.
- Elegant Downlights: The stylish downlights throughout create a warm and welcoming ambiance.
- Modern Kitchen: The kitchen boasts an upgraded De Longhi oven, a retractable tap with spray mode, and additional power outlets for all your culinary needs. Plus, enjoy the convenience of a corner shelf with pan hook holders and under-cupboard LED strip lighting



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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For Sale

Offers Over \$549,000

View

ljhookeer.com.au/1W3BGRF

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for that extra touch of flair.

- Lounge Perfection: The lounge area is designed for modern living, featuring a stylish fan, dimmable lights for mood setting, and a universal TV mount that cleverly conceals cables. There's also a double power outlet above couch height for easy charging of your devices.
- Guest Toilet: A conveniently located guest toilet adds to the practicality of the downstairs space, making it perfect for entertaining.

Outdoor Spaces

Step outside to your transformed backyard, where there's plenty of room for the kids to play! Enjoy low-maintenance Astro turf, making it perfect for outdoor activities. The stylish undercover patio, complete with insulated corrugated sheets, COB downlights, and a ceiling fan, creates an inviting space for alfresco entertaining. The raised garden bed and corner bench seat add to the charm, providing a lovely setting for family gatherings.

Upstairs Sanctuary

Head upstairs to discover three generously sized bedrooms, designed for comfort and style:

- Main Bedroom Oasis: The spacious main bedroom is your personal retreat, equipped with air conditioning, a ceiling fan, and a chic ensuite for ultimate convenience.
- Additional Bedrooms: Both additional bedrooms come complete with built-in wardrobes and ceiling fans, ensuring everyone has their own comfortable space.
- Stylish Bathrooms: The bathrooms feature modern tapware and shower heads, enhancing both functionality and aesthetics.

Location Highlights:

- Community: A safe and welcoming community, perfect for families of all sizes.
- Convenient Access: The convenience of location is all taken care of as well
- Bethania train station 800mtrs
- Bethania Waters shops 900mtrs
- Bethania Lutheran School 2.3km
- Holmview shopping complex 4km(including Woolworths, Restaurants, Newsagent, Hairdressers & Cafes)
- Waterford State School 4km
- Bethania Lifestyle Centre + Bunnings/Aldi - 3.1km plus numerous sports facilities & shopping options. You are also approximately 10 minutes from the M1 heading North or South.

With its sleek upgrades and inviting design, this townhouse creates a wonderful environment for modern living-truly a delightful place to call home!



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More About this Property

Property ID	1W3BGRF
Property Type	Townhouse
Land Area	134 m ²
Including	Ensuite

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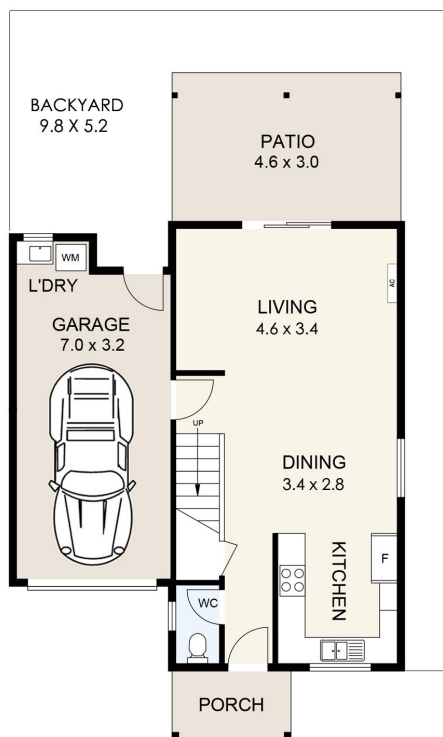
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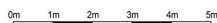
LOWER LEVEL



UPPER LEVEL

Floor Plan

48/6-44 CLEARWATER STREET



SCALE UNIT IS IN METRES

INTERNAL : 117 m²

EXTERNAL : 17 m²

All measurements are approximate and for illustration purposes only.
It should not be considered 100% accurate. Interested parties should
rely on their own enquiries.