



Bethania, 89/6-44 Clearwater Street

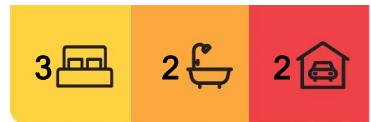
SOLD FOR COMPLEX RECORD BY KAPIL THAKUR!!

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Looking for a townhouse that offers space, privacy, and modern comfort? This 3-bedroom, 2-bathroom beauty is perfectly positioned, facing the main road and offering on-street parking, providing a sense of independence without sacrificing convenience. Enjoy all the perks of townhouse living with added freedom.

Downstairs:

- Open-Plan Living Area: Spacious, air-conditioned, and filled with natural light, this open-plan area is perfect for relaxing or entertaining. Large windows bring the outdoors in, creating a welcoming atmosphere for family and guests.
- Modern Kitchen: Featuring contemporary appliances, including a dishwasher, along with plenty of storage space - perfect for cooking and meal prep.
- Small Office Nook: A dedicated office space downstairs, ideal for working from home or



For Sale
Offers Over \$595,000

View
ljhooker.com.au/1WDYGRF

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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.

study.

- Guest Toilet: A convenient downstairs toilet for visitors or easy access.
- Internal Laundry: Practical and discreet, this internal laundry adds to the home's functionality.
- Private Outdoor Space: Step outside through sliding doors to a generously sized undercover backyard area. This outdoor space is perfect for alfresco dining, family BBQs, or simply relaxing in the fresh air.

The low-maintenance garden is designed for ease, giving you more time to enjoy the space rather than maintain it. With plenty of room for pets, kids to play, or even a small veggie patch, this area truly extends your living space outdoors.

Upstairs:

- Main Bedroom: Your private sanctuary, this spacious main bedroom comes with air conditioning for year-round comfort, built-in robes for ample storage, and an ensuite for that touch of luxury and convenience.
- 2 Additional Bedrooms: Generously sized with built-in robes and ceiling fans, these bedrooms are perfect for family, guests, or even setting up your own home office or study space.
- Family Bathroom: The well-appointed bathroom is designed with modern finishes and offers a comfortable space for the whole family.

Rental Appraisal:

- \$580 - \$620 per week

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.

This townhouse offers a spacious, modern, and low-maintenance lifestyle with the added bonus of a fantastic outdoor area. Don't miss out on the chance to make it yours!



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More About this Property

Property ID	1WDYGRF
Property Type	Townhouse
Land Area	135 m2
Including	Ensuite

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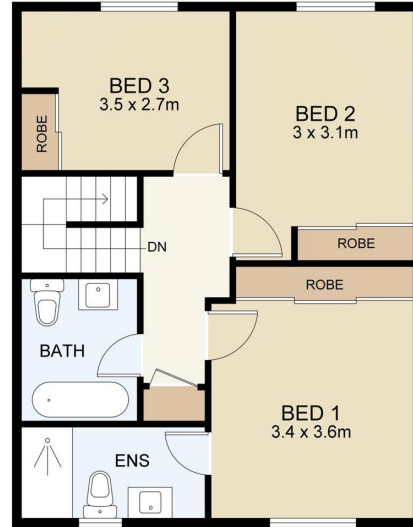
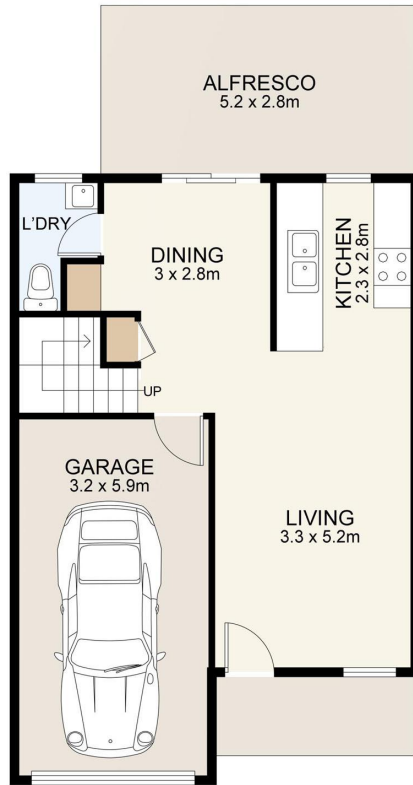
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89/6-44 CLEARWATER STREET

0m 1m 2m 3m 4m 5m SCALE UNIT IS IN METRES

INTERNAL : 117m²
EXTERNAL : 18 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.