

## Capalaba, 3 Clifford Court

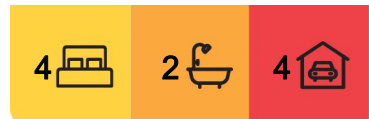
SOUGHT AFTER LOCATION WITH SIDE ACCESS  
POTENTIAL

Situated on a large 834sqm block in a sought after location of Maridale Park. This spacious home offers side access potential with dual driveway and shed.

Featuring four carpeted bedrooms with large windows and built in robes. Your master offers an additional walkin robe, private ensuite and ceiling fan.

With a spacious internal layout with a centralised oversized kitchen connecting your front living and dining to the main family room.

Step outside to your fully covered outdoor patio which also offers a covered walkway to your backyard shed. With a double lock up garage, security screened doors and window throughout, this home is perfect for those wanting to upsize or be close to all local amenities.



**For Sale**  
\$860,000 + CONSIDERED

**View**  
[ljhooker.com.au/BRHAF2S](http://ljhooker.com.au/BRHAF2S)

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**LJ Hooker Property Centre**  
**(07) 3286 2500**

**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.



\*\*These pictures may be different to the current representation of the home.

Features at a glance:

- Side access potential with dual driveway
- Double lock up garage and shed
- Maridale Park location
- Four carpeted bedrooms with built in robes
- Master with additional walk in, ceiling fan and private ensuite
- Oversized kitchen with pantry, electric stove top and oven
- Open plan Dining/Living room
- Spacious family room off kitchen
- Main bathroom with shower, bathtub, vanity and separate toilet
- Internal laundry
- Split system A/C in lounge
- Fully covered outdoor patio
- Additional covered walkway to shed

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## More About this Property

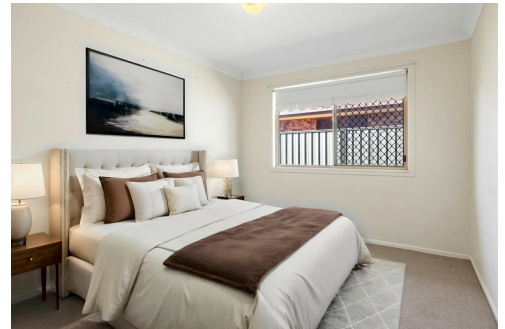
<b>Property ID</b>	BRHAF2S
<b>Property Type</b>	House
<b>Land Area</b>	834 m <sup>2</sup>
<b>Including</b>	Outdoor Entertaining

**Adam Gould 0459 954 951**

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**LJ Hooker Property Centre (07) 3286 2500**

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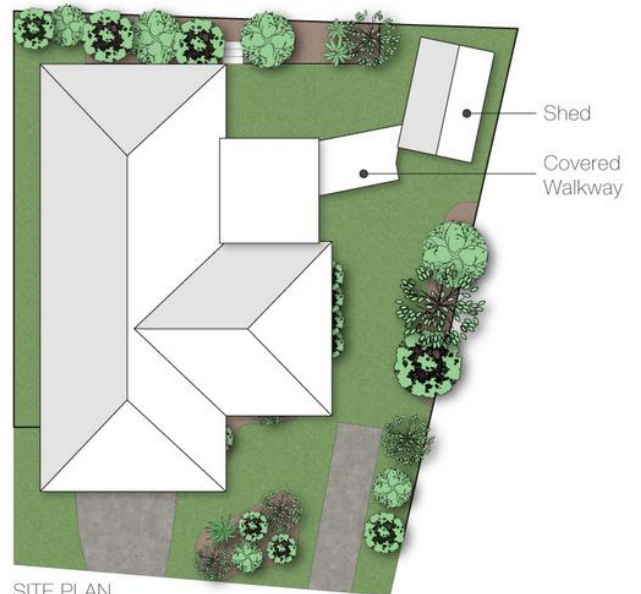
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# 3 Clifford Court, Capalaba

834m<sup>2</sup> 178m<sup>2</sup>



GROUND FLOOR



SITE PLAN

PLEASE NOTE THIS PLAN IS FOR MARKETING PURPOSES AND IS TO BE USED AS A GUIDE ONLY. ALL MARKINGS, MEASUREMENTS, AREAS, AND LAYOUT ARE INDICATIVE ONLY AND INTERESTED PARTIES SHOULD MAKE THEIR OWN ENQUIRIES BEFORE MAKING ANY DECISIONS. FLOOR COVERINGS INDICATED ARE FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT ACCURATELY PORTRAY ACTUAL FLOOR COVERINGS OF THE PROPERTY. NO GUARANTEES ARE MADE REGARDING THE INFORMATION CONTAINED IN THIS PLAN AND NO LIABILITY FOR ANY INACCURACIES IS ACCEPTED.



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