



13 Karmoo Street, Clermont

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## Ideal First Home or Investment Opportunity in Prime Location!

Perfectly positioned just minutes from the main street, schools, Clermont Hoods Lagoon, and the Golf Club, this high-set home offers great value at an affordable price. Whether you're a first home buyer or an investor, this property is a fantastic opportunity to enter the market. Long term tenant in place and achieving \$350.00 per week.

### Key Features:

**Recent Upgrades:** New flooring in the living areas and new carpet in all bedrooms provide a fresh and inviting atmosphere.

**Spacious Living:** This home features 3 good sized bedrooms all with A/C, Semi open-plan living, dining areas and a practical kitchen with an electric stove and pantry.

**Modern Bathroom:** The bathroom includes a shower recess and vanity, with a separate toilet for added convenience.

**Ample Storage:** Hallway linen cupboards offer additional storage space.

**Outdoor Living:** Enjoy the very welcoming front verandah, perfect for

### FOR SALE

Please Call

### AGENTS

Crystal Eseo  
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### AGENCY

LJ Hooker Clermont  
(07) 4983 1011

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relaxing and unwinding.

**Secure Parking:** Under-house car parking provides secure storage for your vehicle, along with a laundry area and plenty of additional storage space.

**Generous Yard:** The sizeable 827sqm fully fenced freehold allotment features a backyard that's a blank canvas, offering plenty of room for kids to play and potential for further improvements.

This property represents a fantastic opportunity to break into the property market without breaking the bank.

Don't miss out on this great opportunity! Contact Natalie at LJ Hooker Clermont today on 0447 742 838 or (07)4983 1011 to book your inspection now and secure your future in this prime location.

## MORE DETAILS

|               |  |
|---------------|--|
| Property ID   | 7ENHDA   |
| Property Type | House  |
| Land Area     | 827 m2   |
| Including     | Air Conditioning<br>Toilets (1)<br>Balcony<br>Fully Fenced |

**Crystal Eseo 0400 538 553**

Real Estate Agent | [meseo.clermont@ljhooker.com.au](mailto:meseo.clermont@ljhooker.com.au)

**LJ Hooker Clermont (07) 4983 1011**

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