



## Clermont, 23 Monash Street

### PERFECT STARTER

This manufactured house is a perfect starter or a great addition to your portfolio. Situated close to daycare, schools, and sporting facilities, this 691 sqm freehold allotment with 3 bed-2 bath house could become your next investment property or home.

It offers an open plan air-conditioned living area; kitchen is fitted with electric oven & cooktop, rangehood and dishwasher, with plenty of storage and bench spaces; 3 carpeted bedrooms all with built ins - 2 with split system air conditioners; an ensuite and a walk-in robe to the main bedroom; main bathroom with shower and vanity; separate toilet; internal laundry with linen cupboard; massive front deck; garden shed; and concrete driveway leading to the 2 bay carport.

Please contact LJ Hooker Clermont today on 07 4983 1011 to arrange an inspection.

Other important extras



**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**  
Please Call

**View**  
[ljhooker.com.au/7DAHDA](http://ljhooker.com.au/7DAHDA)

**Contact**  
**Natalie O Neill**  
0447 742 838  
[noneill.clermont@ljhooker.com.au](mailto:noneill.clermont@ljhooker.com.au)

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



Gas hot water system  
Fenced

## More About this Property

<b>Property ID</b>	7DAHDA
<b>Property Type</b>	House
<b>Land Area</b>	691 m <sup>2</sup>
<b>Including</b>	Toilets (2)

**Natalie O Neill 0447 742 838**  
Real Estate Agent | [noneill.clermont@ljhooker.com.au](mailto:noneill.clermont@ljhooker.com.au)

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