



## Clermont, 39 Beatty Street

INVESTOR and FIRST HOME BUYER OPPORTUNITY!

This property is an ideal choice for first home buyers looking to get a foot in the market or the Savvy investor.

Surprisingly spacious interiors, expansive outdoor space, and convenient location, perfect starter or investment that offers everything you need.

### Key Features:

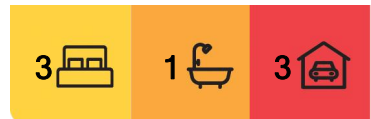
Three Spacious Bedrooms: Perfect for a growing family, All bedrooms have built-in wardrobes providing ample space for storage.

Well-Maintained Bathroom: A comfortable and practical space with shower over bath, vanity and linen cupboard.

Generous Land Area: Situated on a fully fenced large corner, 1,004 sqm allotment, the expansive outdoor space is ideal for starting a gardening, swings and sandpits and



**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.



**For Sale**  
Please Call

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

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

convenient dual access, providing the opportunity to add a multiple bay shed.

**Ample Parking and Storage:** Three carports ensure plenty of space for your vehicles, and a separate garden shed offers additional storage or convert the joined carport to an outdoor space for relaxing and unwinding.

**Heating/Cooling:** Split system air conditioning in all three bedrooms and the living area.

**Security Screens:** Fully screened with security screens.

**Prime Location:** A short walk to just one of the local primary schools and local daycare centre. All local shops are just a few blocks away.

It's the perfect first home or great investment in a fantastic location.

This property has the potential to achieve a minimum of a 5% return.

Don't Miss Out!

Contact Natalie at LJ Hooker Clermont on 0447 742 838 today to arrange a viewing and see for yourself the potential this property has to offer. Make this charming house your new home and start your next chapter in beautiful Clermont.

## More About this Property

<b>Property ID</b>	7EDHDA
<b>Property Type</b>	House
<b>Land Area</b>	1004 m <sup>2</sup>
<b>Including</b>	Air Conditioning Toilets (1) Fully Fenced Solar Hot Water 2 Car covered carport

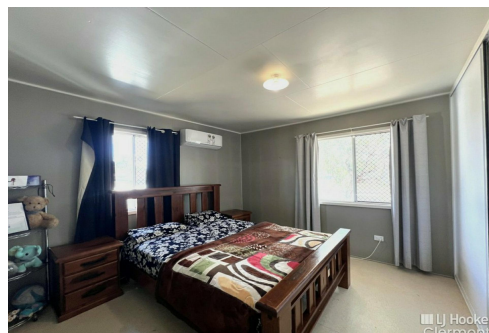
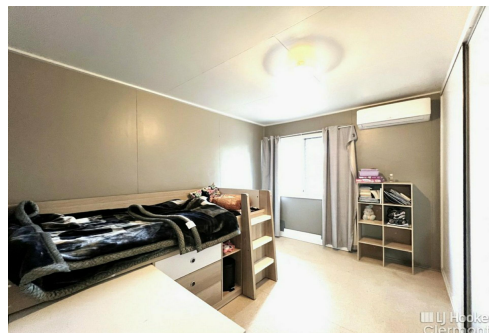
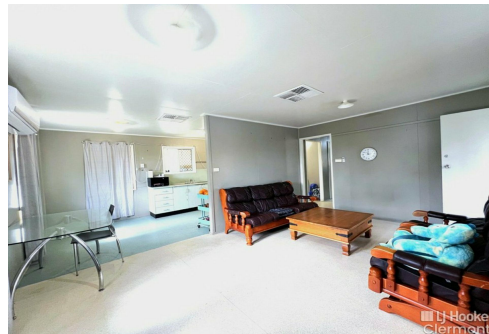
**Natalie O Neill 0447 742 838**

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

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