



45 French Street, Clermont

## QUAINT AND AFFORDABLE!




Convenient location close to schools and shops, and a great place to start if you're looking to escape the rental market!

This affordable home is established on a spacious 1012 sqm freehold allotment and has a functional floor plan comprising a practical kitchen with a new electric stove and pantry cupboard; adjacent dining area with weatherwall A/C; lounge room; entry room; 3 bedrooms with box A/C (main has an attached walk-in dressing room/office or nursery/4th bedroom); bathroom with shower, vanity, and linen cupboards; separate toilet; and downstairs laundry.

Other fantastic features include a large powered shed with concrete floor, lights, work bench and shelving, and enough space for a workshop, storage and vehicle parking; a rainwater tank; a fully fenced yard for the kids and pets to explore safely; low maintenance gardens; and double gate access to the back yard.

Loads of potential to value-add and rejuvenate with your own mark and flair, this quaint property will warm your heart with the character found here!

Don't miss this opportunity! Please email [admin@australianlivestock.net](mailto:admin@australianlivestock.net) today to arrange an inspection!

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### FOR SALE

Please Call

### AGENTS

Crystal Eseo  
0400 538 553  
[meseo.clermont@ljhooker.com.au](mailto:meseo.clermont@ljhooker.com.au)

Wendy Pointon  
[sales.clermont@ljhooker.com.au](mailto:sales.clermont@ljhooker.com.au)

### AGENCY

LJ Hooker Clermont  
(07) 4983 1011

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

## MORE DETAILS

Property ID 5TDHDA  
Property Type House  
Land Area 1012 m2  
Including Study  
Air Conditioning  
Toilets (1)  
Workshop  
Fully Fenced  
Water Tank

### Crystal Eseo 0400 538 553

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

### Wendy Pointon

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

### LJ Hooker Clermont (07) 4983 1011

55 Daintree Street, CLERMONT QLD 4721

[clermont.ljhooker.com.au](http://clermont.ljhooker.com.au) | [clermont@ljhooker.com.au](mailto:clermont@ljhooker.com.au)

