



45 Jellicoe Street, Clermont

## Spacious Family Living with Room to Grow

Set on a generous allotment in a convenient Clermont location, this well-presented home offers the perfect combination of comfort, practicality and future potential. Whether you're searching for your first home, a family residence or an investment opportunity, this property is ready for its next chapter.

Step inside to discover a welcoming interior featuring four bedrooms, easy-care flooring and a modernised kitchen and bathroom designed for everyday living. The open-plan layout creates a seamless flow between the living, dining and kitchen areas, providing the perfect space for family gatherings or entertaining guests.

Large windows allow natural light to fill the home, creating a bright and inviting atmosphere, while air conditioning in key areas ensures year-round comfort.

Outside, the spacious backyard provides endless possibilities. Enjoy plenty of room for children and pets to play, create your dream outdoor entertaining area, or explore the potential for additional improvements in the future. A wide carport offers convenient covered parking, while ample storage throughout the property adds to its

4 2 2

**FOR SALE**  
Offers from \$350,000

**VIEW**  
By Appointment

**AGENTS**  
Crystal Eseo  
0400 538 553  
meseo.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

practicality.

Additional features include:

- 4 bedrooms
- Modern kitchen and updated bathroom
- Semi-open living and dining area
- Air conditioning to key areas
- Easy-care flooring throughout
- Wide carport
- Ample storage options with two more rooms downstairs
- Large backyard with future potential
- Offers excellent potential for second bathroom
- Convenient location close to schools, parks and local amenities

This is a home where you can move straight in, enjoy comfortable living from day one, and add your own touches over time.

Contact Crystal from LJ Hooker Clermont today on 0400538553 to arrange your inspection.

### **MORE DETAILS**

Property ID	7KQHDA
Property Type	House
Including	Toilets (2)

**Crystal Eseo 0400 538 553**

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

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