



7 Carina Crescent, Clermont

A Big Block, a Solid Start and Room to Make It Yours

In a market where securing an affordable home is becoming increasingly difficult, this highset three-bedroom property presents a genuine opportunity to get your foot on the property ladder. Set on a generous 1,245 sqm block, it offers plenty of space, practical features and potential to personalise and enhance over time.

Fully air-conditioned throughout, the home offers a comfortable and practical layout with three bedrooms, a separate lounge, kitchen and dining area, and a tiled bathroom featuring both a shower and bathtub.

The highset design provides excellent usable space beneath the home, including a large garage, separate storage room and roomy internal laundry. Outside, the deck offers a place to relax, while the large block provides plenty of room to enjoy.

For investors, the property offers an indicative gross rental yield of approximately 6.3% per annum at the advertised price. A long-term tenant is currently in place on a periodic lease, with potential for future rental growth subject to market conditions and tenancy requirements.

3 1 1

FOR SALE
\$330,000

VIEW
By Appointment

AGENTS
Crystal Eseo
0400 538 553
meseo.clermont@ljhooker.com.au

AGENCY
LJ Hooker Clermont
(07) 4983 1011

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.

LJ Hooker

Living & Comfort

- 3 carpeted bedrooms with built-in wardrobes
- Massive carpeted lounge room
- Ceiling fans and air conditioners throughout
- Well proportioned dining and kitchen with lots of storage and bench space
- Well appointed bathroom with separate shower and bathtub

Space, Storage & Outdoors

- Highset construction
- Front Deck
- Large garage beneath the home
- Roomy internal laundry
- Additional storage room
- Generous 1,245m²; block
- Plenty of outdoor space

Location & Investment Highlights

- Conveniently located near a school and sporting grounds
- Indicative gross rental yield of at least 6.3% per annum
- Potential for future rental growth, subject to market conditions
- Scope to personalise and enhance the property over time

Clermont is a friendly and well-established country town offering schools, sporting facilities, local shops and essential everyday services. With its welcoming community atmosphere and relaxed lifestyle, it is a practical place to live, invest and put down roots.

Whether you are searching for an affordable home of your own or a promising addition to your investment portfolio, this property delivers space, versatility and an opportunity to enter the Clermont market.

For further information or to arrange an inspection, contact Crystal on 0400 538 553 today.

Disclaimer: Some images have been digitally enhanced and/or virtually staged for presentation purposes only and may not represent the property's current appearance, furnishings or finishes. Prospective buyers should conduct a physical inspection of the property and obtain independent building and pest inspections before purchasing.

MORE DETAILS

Property ID	7KTHDA
Property Type	House
Land Area	1245 m2
Including	Toilets (1)

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Real Estate Agent | meseo.clermont@ljhooker.com.au

LJ Hooker Clermont (07) 4983 1011

55 Daintree Street, CLERMONT QLD 4721

clermont.ljhooker.com.au | clermont@ljhooker.com.au

