




Unit 22/47 Mcdonald Flat Road, Clermont

3  2  2 

Impressive Over 10% Rental Yield – Ideal for First Home Buyers or Investors!

This modern, low-maintenance unit is a rare find – offering comfort, space, and an outstanding investment return. Currently rented at \$415 per week to a reliable long-term tenant, the property delivers an impressive approx. 10.3% gross rental yield based on the \$210,000 price tag.

Inside, the layout is designed for both functionality and comfort. Upstairs features three generous bedrooms (each with built-ins and split system A/C), including a main bedroom with ensuite. Downstairs offers a versatile extra room perfect for a home office or guest room, alongside an open-plan living area and a stylish kitchen equipped with gas cooktop, breakfast bar, and dishwasher.

Key Features:

- Fully air-conditioned (split systems in all bedrooms and living area)
- 3 bedrooms, office, 2 bathrooms + powder room
- Modern kitchen with quality appliances
- Internal laundry and staircase
- Remote-control garage + carport

FOR SALE

Please Call

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.



- Private courtyard with undercover entertaining
- Access to shared inground pool and BBQ facilities
- Quiet complex close to shops and schools
- Currently rented to a long-term tenant

Whether you're looking to move in or invest, this property ticks all the boxes. Call Crystal on LJ Hooker Clermont on 0400538553 or (07) 4983 1011 today.

MORE DETAILS

Property ID	7H2HDA
Property Type	Townhouse
House Size	130 m2
Land Area	257 m2
Including	Ensuite Study Air Conditioning Toilets (3) Pool Courtyard Dishwasher Built-in-Robes Secure Parking Remote Garage

Crystal Eseo 0400 538 553

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

