







Unit 36/47 Mcdonald Flat Road, Clermont

YOUR FIRST HOME OR NEXT INVESTMENT – COMFORT, SPACE & CONVENIENCE!

Looking to purchase your first home, downsize into something more manageable, or add to your investment portfolio? This well-appointed townhouse at Clermont Apartments offers a fantastic opportunity to secure a comfortable, low-maintenance property with plenty to offer.

Currently tenanted by long-term tenants, with the lease ending on April 2027, there's less than six months remaining on the tenancy, giving future owner-occupiers time to plan their move while enjoying rental income in the meantime.

Set over two levels, the townhouse comprises three upstairs bedrooms plus a ground-floor study, two bathrooms, a third toilet with vanity, a remote-controlled garage and an additional carport.

Downstairs, the open-plan kitchen, dining and living area features tiled flooring and split-system air-conditioning. The kitchen is equipped with a dishwasher, electric oven and gas cooktop. The separate study

3 2 2

FOR SALE
$260,000

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.

includes a built-in wardrobe, providing a versatile space for a home office, hobby room or additional storage.

Upstairs, all three bedrooms feature built-in wardrobes. The main bedroom includes its own ensuite and split-system air-conditioning, while the second bedroom also enjoys split-system air-conditioning for added comfort. The remaining bedrooms are serviced by the main bathroom.

Ceiling fans are installed throughout, with security screens fitted to all windows and external doors.

Outside, the property offers a private patio and garden bed, perfect for enjoying some fresh air without the upkeep of a large yard. Residents also enjoy access to the complex's shared swimming pool and BBQ facilities – a lovely bonus for relaxed weekends and entertaining.

Property Highlights
- Currently tenanted by long-term tenants
- Three bedrooms plus a downstairs study
- Built-in wardrobes to all bedrooms and study
- Two bathrooms plus a third toilet with vanity
- Split-system air-conditioning to the living area, main bedroom and second bedroom
- Ceiling fans throughout
- Security screens to all windows and external doors
- Remote-controlled garage plus additional carport
- Private patio and garden bed
- Gas hot-water system and rainwater tank
- Access to shared swimming pool and BBQ facilities

BUY NOW, PLAN AHEAD & MAKE IT YOUR OWN!

For first-home buyers, this is an opportunity to secure a property now and prepare for your future move once the existing tenancy concludes, subject to the tenancy agreement and applicable notice requirements. Alternatively, investors can benefit from an established tenancy already in place.

Take a closer look at Unit 36 at Clermont Apartments. Contact Crystal on 0400 538 553 for further information or to arrange an inspection. Inspections are subject to appropriate notice to the tenants.

Please Note: Photographs are for illustrative purposes and were taken prior to the current tenancy. Updated photographs will be available once access has been arranged with the tenants.

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.

MORE DETAILS

Property ID	7MBHDA
Property Type	Townhouse
House Size	129 m2
Land Area	270 m2
Including	Ensuite
	Study
	Air Conditioning
	Toilets (3)
	Pool
	Courtyard
	Dishwasher
	Outdoor Entertaining
	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

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.