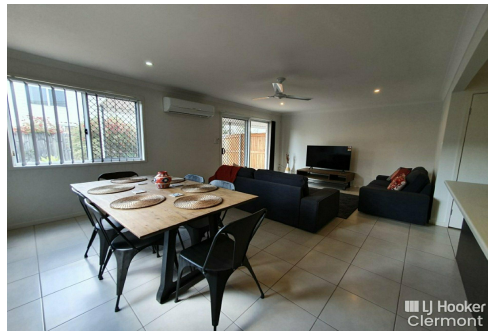


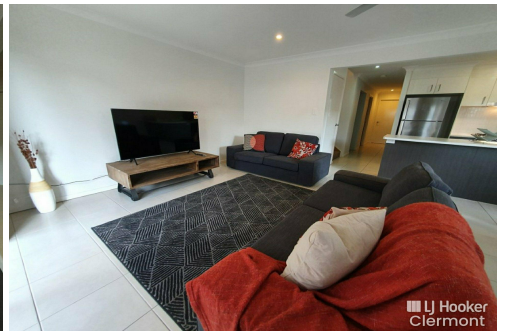
**LJ Hooker**  
Clermont



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## Clermont, Unit 39/47 McDonald Flat Road

### Fully Furnished with Top Returns

This contemporary 3-bedroom unit is not only stylish and spacious—it's fully furnished with quality pieces and already generating above-average rental income. Whether you're a seasoned investor or just starting your portfolio, this property is a turnkey opportunity delivering premium returns and long-term appeal.

#### Key Features:

##### \*Fully Furnished with Quality Inclusions

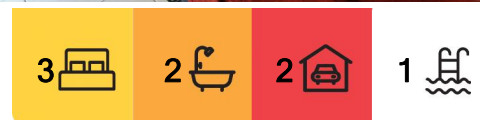
The unit comes fully furnished with modern, durable, and stylish furniture—not your standard fit-out. It's been thoughtfully designed to appeal to long-term tenants seeking both comfort and quality.

##### \*Fully Air-Conditioned

Split-system air conditioning to all three bedrooms and the living area ensures year-round comfort for all occupants—a major draw for tenants in warmer climates.



**Disclaimer:** 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.



**For Sale**  
\$225,000

**View**  
By Appointment

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

**LJ Hooker Clermont**  
(07) 4983 1011

**\*High-Performing Investment**

Currently leased at a top-dollar weekly rate, this unit earns more than other similar properties in the complex.

**\*Modern Kitchen with Gas Cooking and Dishwasher**

Ample bench space, a gas cooktop, dishwasher and large island bench make this kitchen practical and appealing for everyday use.

**\*3 Comfortable Bedrooms + Study**

All bedrooms feature built-ins, ceiling fans, and split-system air conditioning in two. The bonus study or office area is perfect for working from home.

**\*2 Bathrooms + 3 Toilets**

Enjoy the convenience of an ensuite off the master, a main bathroom with a full bathtub and shower, and a third separate toilet.

**\*Private Outdoor Area**

A covered patio and tidy, low-maintenance yard offer a quiet place to relax—perfect for busy lifestyles.

**\*Secure Parking**

Includes a single garage plus an additional carport, offering both secure parking and extra storage.

**\*Shared Resort-Style Amenities**

Tenants will love the access to a communal pool and BBQ area, enhancing the lifestyle appeal of the property.

**Investor Snapshot:**

- ? Fully furnished with premium inclusions
- ? Above-average weekly rent
- ? 3 Bedrooms + Office/Study
- ? Ensuite + Main Bathroom + 3 Toilets
- ? Split-system air conditioning & ceiling fans
- ? Garage + Carport
- ? Low-maintenance outdoor space
- ? Access to pool & BBQ facilities

This is more than just a well-presented unit—it's a high-performing asset in a tightly held rental market. Whether you're after reliable returns or future capital growth, this one ticks all the boxes.

Contact Crystal today on 0400538553 to book your inspection. High-yield investments like this don't last long!



**LJ Hooker Clermont**  
**(07) 4983 1011**

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## More About this Property

|                      |  |
|----------------------|--|
| <b>Property ID</b>   | 7GKHDA   |
| <b>Property Type</b> | Unit   |
| <b>Including</b>     | Ensuite<br>Study<br>Air Conditioning<br>Toilets (3)<br>Pool<br>Courtyard<br>Dishwasher<br>Built-in-Robes<br>Secure Parking<br>Fully Fenced |

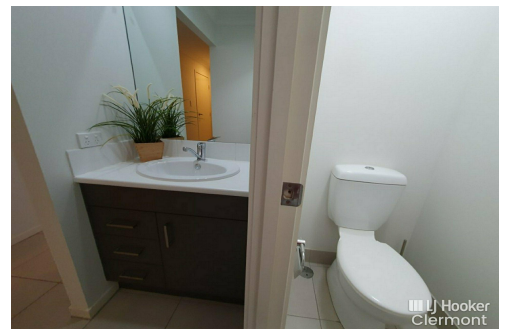
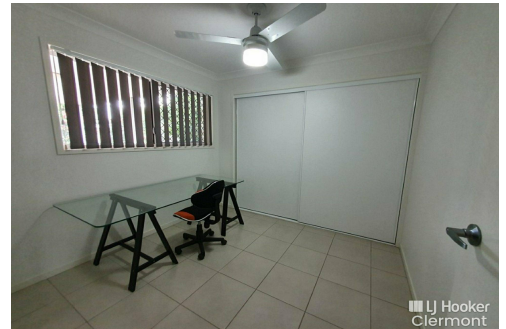
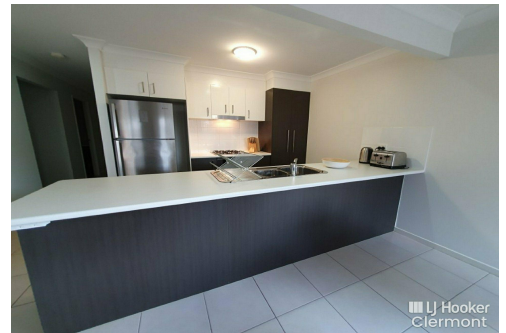
**Crystal Eseo 0400 538 553**

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

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