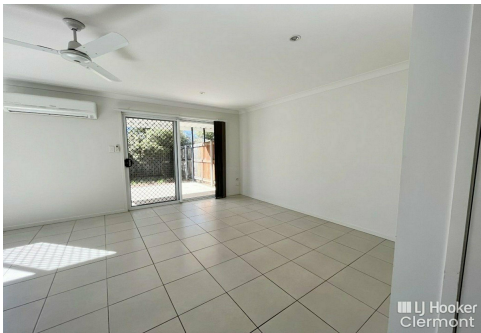
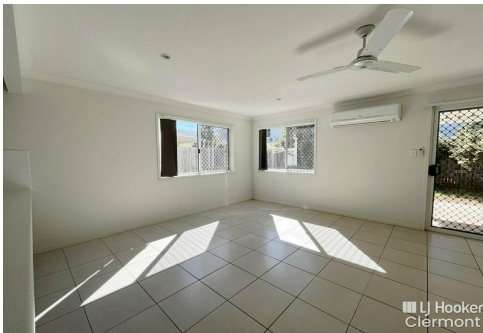




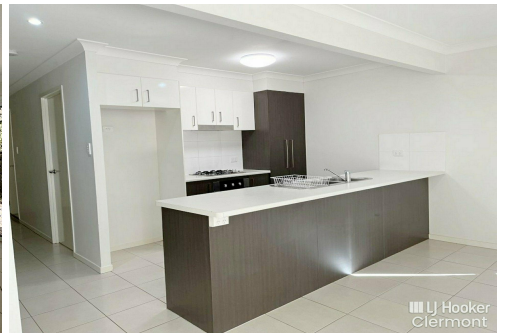
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## Clermont, Unit 41/47 McDonald Flat Road

### Smart Buy, Smart Investment

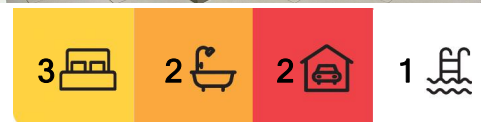
This contemporary 3-bedroom unit features a practical and well-designed layout, making it an excellent option for investors seeking to grow their portfolio. Whether you're entering the rental market or expanding your existing investments, this property is an opportunity you won't want to miss!

#### Key Highlights:

- Bright, Open Living Area: The open-plan living space is bathed in natural light, creating an inviting and spacious atmosphere—ideal for tenants who appreciate comfort and style.
- Functional Kitchen: A well-equipped kitchen offers plenty of storage, a gas cooktop, and a large island bench, making it perfect for meal prep or casual dining.
- Comfortable Bedrooms: Each bedroom is generously sized, with built-in wardrobes and split-system air conditioning to ensure year-round comfort.
- Year-Round Comfort: Stay cool in summer and cozy in winter with air conditioning and



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**For Sale**  
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[ljhooker.com.au/7FZHDA](http://ljhooker.com.au/7FZHDA)

**Contact**  
**Crystal Eseo**  
0400 538 553  
[meseo.clermont@ljhooker.com.au](mailto:meseo.clermont@ljhooker.com.au)

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

ceiling fans throughout the unit.

-Two Bathrooms for Convenience: The main bathroom, located between two of the bedrooms, features a large bathtub and shower, while the ensuite in the master bedroom ensures privacy with its own shower and toilet.

-Private Outdoor Area: Relax on your private patio—ideal for morning coffee or unwinding after a busy day. The low-maintenance yard adds convenience for busy lifestyles.

-Secure Parking: The unit includes both a garage and a carport, offering secure parking as well as extra storage space.

-Generous Lot Size: With a lot size of 269m<sup>2</sup>, this unit offers more space than many others in the complex, providing extra room for living and recreation.

-Access to Shared Amenities: Enjoy the benefits of a communal pool and BBQ area—perfect for social gatherings or simply relaxing with family and friends.

This property is more than just a stylish space—it's a smart investment with strong rental returns. With increasing demand for high-quality rentals in Clermont, this is the perfect time to add this property to your portfolio.

#### Quick Overview:

Open-plan living area

3 Bedrooms + 1 Study/Office

Split system AC in 2 bedrooms and lounge

Ensuite in master bedroom

Main bathroom with shower and bath

Total of 3 toilets

Internal laundry

Garage and carport

Private outdoor entertaining area

Low-maintenance yard

Communal pool & BBQ area

Ready to take the next step? Contact us today to arrange a viewing and see why this unit is a fantastic investment opportunity!



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## More About this Property

<b>Property ID</b>	7FZHDA
<b>Property Type</b>	Unit
<b>Land Area</b>	269 m2
<b>Including</b>	Ensuite Study Air Conditioning Toilets (3) Pool Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced Remote Garage

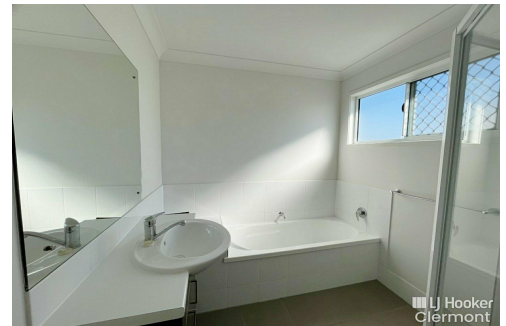
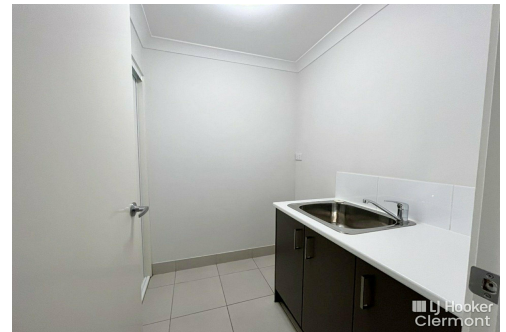
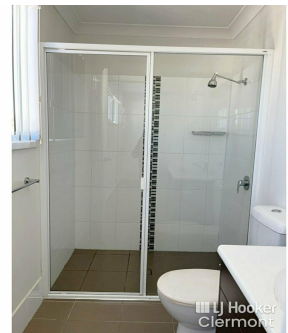
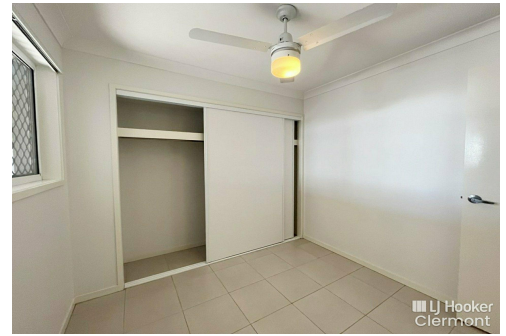
**Crystal Eseo 0400 538 553**

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

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