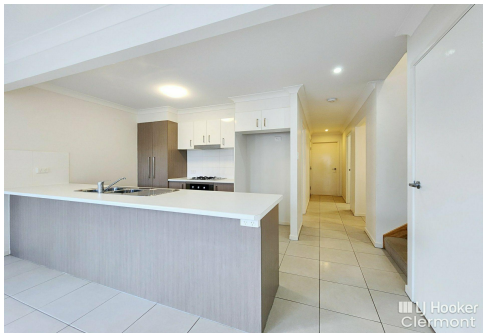




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## Clermont, Unit 76/47 McDonald Flat Road

### Investment Opportunity in Clermont

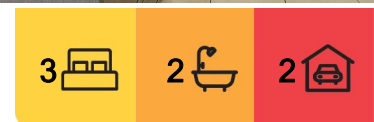
This modern 3-bedroom unit offers a well-thought-out layout, making it an ideal choice for savvy investors looking to expand their portfolio. This place is perfect for those who want to dive into the rental market or add to their portfolio!

#### Key Features:

- Spacious Living Area: The open-plan living space is flooded with natural light, creating a warm and inviting atmosphere. The airy feel is perfect for tenants looking for comfort and style.
- Functional Kitchen: The kitchen is equipped with ample storage, a gas cooktop, and a generous island bench, perfect for meal preparation and casual dining.
- Comfortable Bedrooms: The well-sized bedrooms feature built-in wardrobes and split air conditioning, ensuring comfort year-round.
- Comfort All Year Round: Stay cool with air conditioning and ceiling fans throughout. No one likes to sweat it out in summer!



**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**  
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[ljhooker.com.au/7FEHDA](http://ljhooker.com.au/7FEHDA)

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

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**(07) 4983 1011**

- Convenience of multiple bathrooms: This unit offers 2 bathroom areas. The main bathroom conveniently adjacent in between bedrooms features a large bath tub and shower. The Ensuite to the main bedroom offers utmost privacy with its own shower and toilet.
- Outdoor Space: Enjoy a private patio area&mdash;perfect for morning coffees or evening relaxation. Plus, a low-maintenance yard perfect for busy lifestyle.
- Secure Parking: The property includes a garage and a carport, providing secure parking and additional storage options.
- Bigger Lot size - This unit boasts a generous lot size of 331m<sup>2</sup>;, making it larger than many others in the complex.
- Access to common pool and BBQ area - Enjoy the convenience of a shared pool and barbecue area, perfect for social gatherings and relaxation. This inviting space offers a great opportunity to unwind.

This unit is not just a pretty face; it's a smart investment! You can expect solid rental returns. Plus, the demand for quality rentals in Clermont is on the rise&mdash;don't miss out!

Quick Summary:

- Open plan living area
- 3 bedrooms
- 1 study/office
- Split AC to all bedrooms and Lounge
- Ensuite to main bedroom
- Main bathroom and Total of 3 toilets
- Internal Laundry
- Carport & Garage
- Entertaining area
- Low maintenance yard

Ready to make a move? Contact us today to schedule a viewing and see for yourself why this property is the perfect addition to your investment portfolio!

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Don't wait too long&mdash;properties like this don't stick around!

Other important extras:

- Gas stove and hot water system
- Rubbish bin collection right outside your door
- Parcel deliveries on your front door
- Rain water tank



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## More About this Property

<b>Property ID</b>	7FEHDA
<b>Property Type</b>	Unit
<b>House Size</b>	130 m2
<b>Land Area</b>	331 m2
<b>Including</b>	Toilets (3)

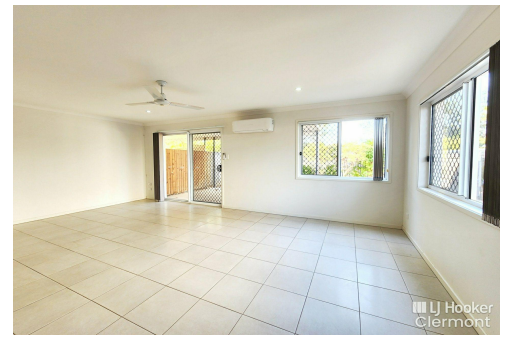
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