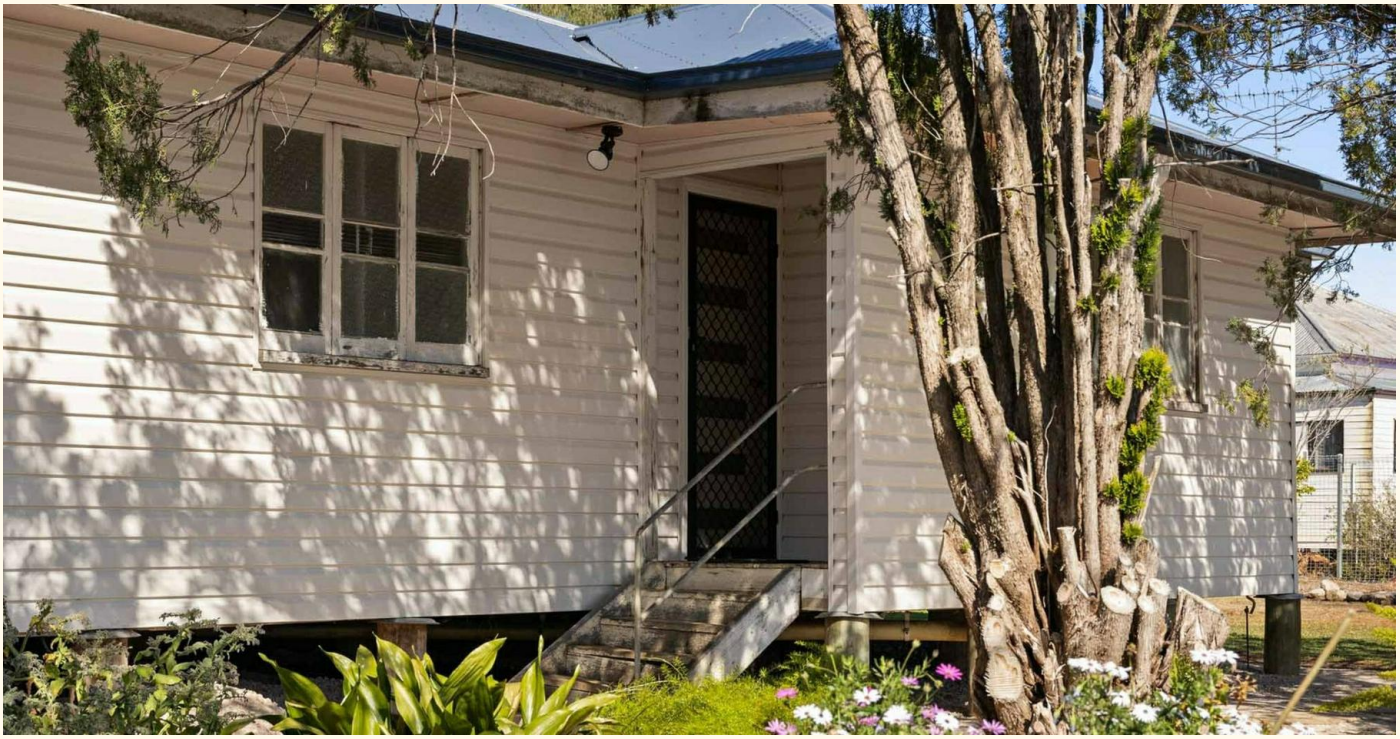








88 Clark Street, Clifton

2 1 2

Space, Gardens & Country-Town Convenience

Offering an impressive 3,536m² of fully fenced space right in town, this elevated Clifton property delivers a rare combination of space, established surrounds and everyday convenience. With just under an acre at your doorstep, there is plenty of room to enjoy, create and make your own.

The versatile elevated home is complemented by mature gardens, established fruiting trees and a vegetable garden ready to be revived. A powered two-bay shed with workshop space, multiple rainwater tanks and convenient town services add practical appeal, while the generous grounds provide plenty of room for vehicles, hobbies, pets and outdoor living.

Standout Features

" 3,536m² fully fenced allotment —just under an acre of space in town
- Elevated two-bedroom home with study and multiple living areas
- Recently replaced roof on the house
- Large central bathroom
- Pine hardwood flooring
- Enclosed two-bay shed with workshop space

FOR SALE
$600,000

VIEW
By Appointment

AGENTS
Stephanie Pejkovic
0429 504 735
spejkovic@ljht.com.au

AGENCY
LJ Hooker Toowoomba
(07) 4688 2222

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

- Shed equipped with power and lighting
- Multiple rainwater tanks, including concrete tank with pump
- Rainwater and town water connections to the home
- Established gardens and mature fruiting trees
- Dormant vegetable garden ready to bring back to life
- Sewer connection
- Bin collection service
- New NBN connection
- Ample room for vehicles, hobbies, pets and outdoor living

Location
" Aquatic Centre —2-minute walk
" Tennis Courts —2-minute walk
" Library —2-minute walk
" FoodWorks —5-minute walk
" Clifton State High School —3-minute drive
" Clifton Hospital —2-minute drive
" Mitre 10 —2-minute drive
" Clifton Golf Course —10-minute drive

If you're looking for a home with room to move, established infrastructure and the convenience of having a substantial parcel of land right in town, this Clifton property is perfect for you!

General Council Rates: $2,516.52
Water Rates: $794.54

MORE DETAILS

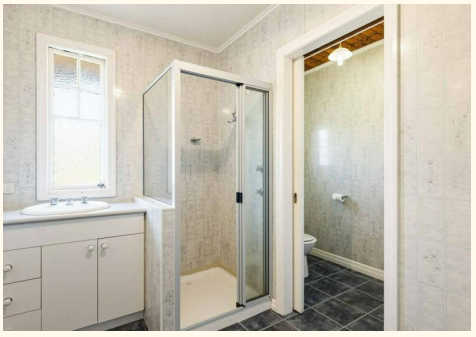
Property ID	20C4F4W
Property Type	House
Land Area	3536 m2
Including	Study
	Built-in-Robes
	Bush Retreat
	Close to Schools
	Close to Shops
	Close to Transport











Stephanie Pejkovic 0429 504 735
Residential Sales Executive | spejkovic@ljht.com.au

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88 Clark Street
Clifton

LJ Hooker

Total: 116m²

This floorplan is for representational purposes only. All dimensions are approximate and shouldn't be solely relied upon.
Floorplan created by Vue Digital

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