



22 Wedgetail Road, Clinton

## Spacious Townhouse Retreat with Direct Park Access

Welcome to easy, modern living in this stylish, well designed townhouse, perfectly positioned on a low-maintenance 175m<sup>2</sup> block in a family-friendly community. With thoughtful design across two levels, this home is ideal for families, first-home buyers, or investors seeking quality, comfort, and convenience.

Upstairs, you'll find three generously sized bedrooms, each featuring built-in wardrobes, air conditioning, ceiling fans, and security screens for peace of mind. The master suite offers a private ensuite complete with a large vanity, spacious shower, and toilet. The main bathroom services the remaining two bedrooms and is designed with everyday functionality in mind.

Downstairs is where relaxed living and entertaining come together. The modern kitchen is both practical and stylish, featuring a gas cooktop, mobile island bench, and direct access to a private outdoor patio-perfect for morning coffee or quiet evenings. A powder room on the lower level adds everyday convenience, while ceramic tile flooring throughout enhances the home's fresh, low-maintenance appeal. The well proportioned, air conditioned lounge area flows easily to a second outdoor patio and a fully fenced backyard with gated access to the

3 2 2

**FOR SALE**  
Offers Over \$475,000

### AGENTS

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### AGENCY

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Interested parties must rely solely on their own enquiries.



serene Hill Close parklands-ideal for kids, pets, or a stroll through nature.

A secure lock-up garage includes an internal laundry and additional storage, and there's an extra undercover carport to comfortably accommodate a second vehicle.

Surrounded by green space and designed for easy living, this home captures the essence of modern comfort in a location that's all about lifestyle. Whether you're looking to settle in or invest wisely, this is a standout opportunity in a sought-after community. Selling as vacant possession. No Body Corporate fees!

Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. To the best of our knowledge the information listed is true and accurate however may be subject to change without warning at any time and this is often out of our control. Prospective tenants & purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Owner or the agent and are expressly excluded from any contract.

## MORE DETAILS

Property ID                    13J1V  
Property Type                Unit

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