



6 Clearview Drive, Roma

4  2  1 

## Modern Family Living with Parkside Appeal

Discover the perfect blend of contemporary comfort and low-maintenance living in this exceptional brick and tile residence, positioned directly opposite picturesque parklands featuring barbecue facilities and entertaining areas.

From the moment you step inside, the impressive high-ceiling entryway creates a striking first impression, setting the tone for the quality throughout this thoughtfully designed family home. With four generously proportioned bedrooms, each featuring built-in robes, there is ample space for the entire family to spread out and enjoy their own private retreats.

The primary bedroom presents as a true parents sanctuary, complete with a private ensuite that offers the convenience every busy household craves. A second well-appointed bathroom services the remaining bedrooms, ensuring morning routines run smoothly even during the busiest of times.

Climate control is effortlessly managed through ducted heating and cooling throughout, guaranteeing year-round comfort regardless of the season. The thoughtful inclusion of a water tank plumbed directly

**FOR SALE**  
\$525,000

**VIEW**  
By Appointment

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 **LJ Hooker**

to pop-up sprinklers demonstrates the attention to detail and practical design features that define this property, keeping gardens flourishing while minimising water bills and maintenance efforts.

The location simply cannot be overlooked. Clearview Rise Park sits mere moments from your front door, offering an extension of your living space where children can play, families can gather, and weekend barbecues become a way of life. This enviable position means outdoor entertainment is always on your doorstep.

Currently tenanted, this property presents an outstanding opportunity for investors seeking immediate returns or owner-occupiers prepared to wait for their future home.

Properties of this calibre in such sought-after positions rarely remain available for long. Contact Melanie O'Brien today to arrange your private inspection and secure your place in this thriving community.

Lease Information : Rented @ \$500 p/w with an increase due May 2026 to \$530 - \$550 p/w.

### **MORE DETAILS**

|               |             |
|---------------|-------------|
| Property ID   | C15HG2      |
| Property Type | House       |
| Land Area     | 400 m2      |
| Including     | Toilets (2) |

**Melanie O'Brien 0458 221 222**

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