



**Spacious & Affordable Family Home
Priced To Sell**



3



1



1

11 Hansen Crescent, Clinton

Sold for \$358,500 (May 30, 2024)

Raine & Horne Gladstone are pleased to bring you 11 Hansen Crescent in the charming suburb of Clinton. This delightful 3-bedroom, 1-bathroom, 1-carport property is perfect for first-home buyers or investors looking to add to their portfolio.

This lovely low-set brick house was constructed in the 1970's and still stands strong today. Featuring hardwood timber flooring throughout, an open design kitchen for that bit of extra space and 2 spacious separate living areas for the family, this property provides ample opportunity for its new owners to expand.

In addition to this the property generously also includes a 6.6kw solar system making power bills a thing of the past. Situated on a generous 650 sqm block, this property boasts a low maintenance fully fenced backyard, ideal for entertaining or simply enjoying the outdoors.

Key Features:

- 3 Bedroom
- 1 Bathroom
- Single Carport

Property ID: L1065747

Property Type: House

Garages: 1

Land Area: 650.0 sqm

Jonty Britton

0422649270

jonty.britton@gladstone.rh.com.au

- 2 Separate Living areas
- Airconditioning
- Open Plan Kitchen
- Hard Wood Timber Flooring
- 6.6kw Solar System
- Garden Shed
- Low Maintenance Yard
- 650m2 Block
- Rental Return- \$400-\$430 per week
- Council Rates- Approx \$3400 per annum

With a price guide of Offers over \$335,000, this property is a fantastic opportunity for first-home buyers, investors, or those looking to downsize. Don't miss out on the chance to own this wonderful piece of real estate in Clinton. Contact Jonty Britton on 0422649270 or jonty.britton@gladstone.rh.com.au today to schedule a viewing and make this house your new home!