



**Don' Miss The Dual Living Opportunity of A Life Time**



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## 8 Bingera Street, Clinton

**Sold for \$595,000 (Jul 18, 2024)**

Raine & Horne Gladstone are pleased to bring you 8 Bingera Street, a charming residence located in the heart of Clinton, Queensland. This delightful property offers a perfect combination of comfort, convenience, and style, making it an ideal place to call home. This lovely double story property features 4 spacious Bedrooms, 2 Bathrooms, Ducted Airconditioning throughout, an Inground Pool, Shed, 5kw Solar System and the bonus of a fully self-contained and separate living area downstairs! The list goes on for what this amazing property can provide.

Upstairs features 3 spacious Bedrooms all with Built in Wardrobes and Fans, A refurbished Bathroom, Large living area and a Kitchen fit for the Chef of the house. And when the sun goes down, you'll find the upstairs veranda is the perfect place to relax and enjoy the sunset after a long day.

With the New Smart locks installed downstairs the property comes partially separated from the remainder of the house, here you'll find with the remaining 4th Bedroom as well a Bathroom, Second Kitchen with New Gass Stove Top /Oven, Rumpus Room and 2nd Living Area providing the perfect accommodation for any Dual Living situation.

Nestled on a well-maintained 1377m2 block, this home boasts an attractive street appeal, setting the tone for what awaits inside. But the outside still has plenty to offer as well, with its

<b>Property ID:</b>	L25070599
<b>Property Type:</b>	House
<b>Building / Floor Area:</b>	272
<b>Garages:</b>	2
<b>Carports:</b>	1
<b>Land Area:</b>	1377.0 sqm

### Jonty Britton

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lovely Gardens at the rear, Salt Water Pool perfect for summer and a 6×6 Shed for all the storage you'll need.

Keys Features:

- 4 Spacious Bedrooms
- 2 Bathrooms
- Separate Dual living Areas
- 2 Kitchens
- Ducted A/C Throughout the Property
- Rumpus Room
- In Ground Pool
- Outdoor covered Patio
- 5kw Solar Panel System
- 1377m2 Block
- Rental Appraisal- \$500-\$550 Per Week

To complete the picture this convenient location is within driving or walking distance of St Johns Primary & Clinton Primary Schools, Chapman Drive Shops, Bunnings, Harvey Road Tavern and Football grounds. Don't miss this opportunity come and secure your dual living opportunity NOW Contact the Marketing Agent – Jonty Britton on 0422649270 to arrange your inspection today.

